



12 Greenbank Loan, Edinburgh, EH10 5SH

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McDougall McQueen are delighted to present to the market this well-proportioned three bedroom, two reception detached bungalow which further benefits from beautiful gardens to the front and rear along with a driveway and single garage. The property is ideally located in the desirable and sought-after Greenbank area of Edinburgh lying to the south of the City Centre close to many local amenities and highly regarded schooling whilst conveniently placed for easy access to the City Bypass. Presented to the market in good order throughout, we would recommend an early viewing.

- Welcoming reception hallway with excellent storage, hatch to the large, partially floored attic space.
- Front facing living room complimented by a bay window.
- Dining kitchen equipped with a range of wall and base units; door accesses the garden.
- Bright and spacious sitting room located to the rear of the property with direct access to the rear garden.
- Front facing double bedroom with wardrobe storage included.
- Double bedroom set to the rear of the property overlooking the rear garden with wardrobes included, shelved Edinburgh Press.
- Third double bedroom currently used as a dining room.
- Bathroom comprising WC, wash hand basin, corner bath, shower cubicle.
- Electric heating.
- Double glazing.
- Beautiful private gardens to the front and rear with a large patio area along with two garden sheds. Access to the cellar from rear garden.
- Driveway, single garage.



Location

Greenbank is a very popular area in the south of the city which is a short walk from Morningside which offers an excellent range of supermarkets (including Waitrose and M&S Simply Food), independent shops, coffee shops and speciality food stores. There are also numerous bars and restaurants available both in Morningside and nearby Bruntsfield. The property is in the catchment for well renowned schools including South Morningside Primary and Boroughmuir High School, and within easy travelling distance of George Watson's College. There are a wide range of amenities available including a library, the very popular Dominion Cinema and Church Hill Theatre. The property is also well placed for open spaces including Braidburn Valley Park, Hermitage of Braid, The Braid Hills and Blackford Hill together with a number of golf courses and leisure facilities. There is easy access both into the City Centre via the numerous bus services and out of town to the city bypass and motorway network beyond.

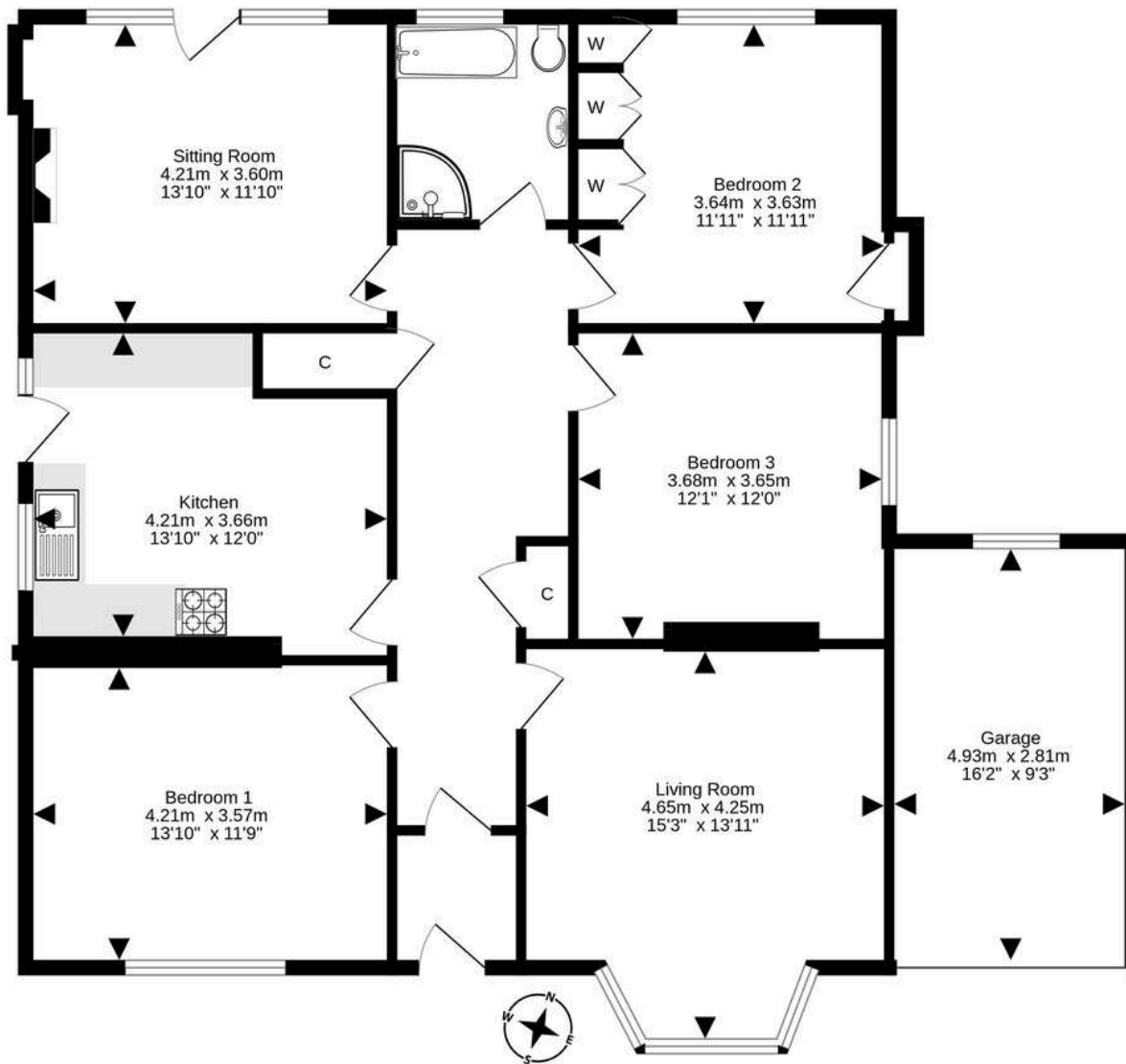
Extras

Included in the sale are the kitchen appliances, white goods, fixtures & fittings and all window & floor coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - F



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

