

**7 Greenbank Terrace  
Edinburgh EH10 6ER**

**Offers Over £525,000**

- Large bay window lounge featuring ornate cornice and gas fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, electric cooker and dishwasher included in sale
- Three double bedrooms
- Bathroom fitted with three-piece suite and electric shower over the bath
- Utility room
- Private gardens to front and rear
- Gas central heating
- Residents on-street parking



## Maindoor Flat

Blair Cadell are delighted to bring to market this superb three bed maindoor flat in the heart of popular Morningside. With superb local schooling, the property would be ideal for a range of different buyers and must be viewed.

The accommodation comprises of a beautiful bay window lounge featuring ornate cornicing with a useful box room off it that would be the perfect home office space. Kitchen/diner fitted with a range of floor and wall mounted units, electric cooker and dishwasher included. There are three large double bedrooms with two featuring walk in wardrobes offering plenty of useful storage space with the master featuring ornate cornicing and an electric fireplace. There is a utility room which allows access to the back garden and the hallway has a large storage cupboard offering plenty of useful storage space. The bathroom is fitted with a three-piece suite and electric shower over the bath. There is gas central heating throughout and sash in case windows. Private garden space to the rear with a patio area as well as front garden.\*No warranties given for systems or appliances\*

Greenbank Terrace is located to the south of the city centre which can be easily accessed via a frequent bus service that is on the doorstep. The bypass is a short drive away offering easy access to the south via the A1/A68, South Gyle, the International Airport and the central belt motorway network, making it perfect for the commuter. Local schooling includes Morningside Primary and the highly regarded Boroughmuir High School along with George Watsons College. Shopping facilities in the area include a Waitrose superstore and a host of specialist shops in Morningside Road and nearby Bruntsfield giving it a vibrant village like atmosphere. Recreational facilities include the Dominion Cinema Complex, the Churchill Theatre and a host of cafes, bars and restaurants offering plenty of entertainment options. For the outdoor enthusiast there are also fantastic walks that can be had both locally up the Braid hills and a short 10 minute drive up the Pentland hills regional park.

**Viewing by appointment on 0131 337 1800**

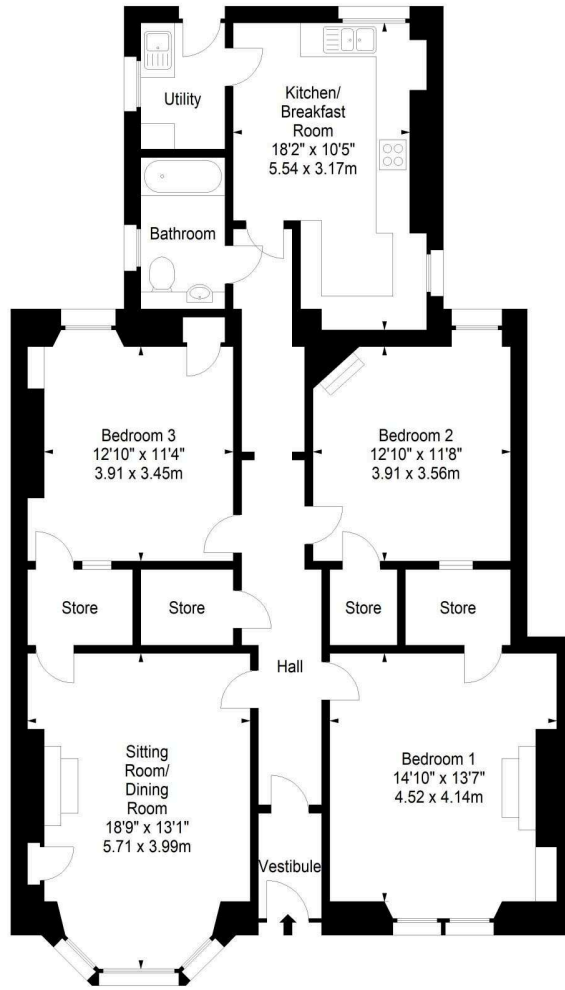




Greenbank Terrace,  
Edinburgh,  
Midlothian, EH10 6ER



Approx. Gross Internal Area  
1364 Sq Ft - 126.72 Sq M  
For identification only. Not to scale.  
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Ground Floor



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