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Offers Over  
**£560,000**

# 1 Morham Gardens

Greenbank | Edinburgh | EH10 5GG

A rare opportunity has arisen to purchase this stunning, converted end terraced bungalow which has been sympathetically extended to provide well laid out family accommodation and forms part of the exclusive Greenbank Village development, situated in the beautifully landscaped grounds of the former City Hospital. Combining period features and modern charm, this Victorian property will appeal to a variety of buyers and early viewing is highly recommended.

-  3 bedrooms
-  2 public rooms
-  3 bathrooms
-  Private front & rear gardens
-  Garage
-  EPC rating – D
-  Council tax band- F



## Description

The accommodation is well proportioned and conveniently laid out over one level. You enter through a stylish entrance vestibule into the welcoming hallway with storage cupboard and continue through to the spacious lounge/dining room with fireplace plus decorative corning (also featured in the main hall and bedroom one) and ceiling rose. From here a small hallway with French doors to the side of the property leads you to the charming family room (which could also be used as a bedroom if desired) which has French doors leading you directly into the delightful rear garden. The modern breakfasting kitchen has twin windows overlooking the front garden and a good range of sleek, cream units coupled with wooden worktops and subway tiling splashbacks.

The principal bedroom is light and airy with twin windows and a built in wardrobe, and has the added benefit of a fully tiled, en-suite shower room. Bedroom two which is located to the rear and forms part of the extension has dual aspect windows overlooking the garden and an en-suite shower room, and bedroom three has a built in wardrobe. The family bathroom is fully tiled with a shower over the bath. There are two attic spaces with lights, both of which are floored for storage.

The property further benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings plus the four ring gas hob, electric oven and microwave oven, integrated washing machine and dishwasher plus the freestanding Smeg fridge/freezer are to be included in the sale

## Gardens & Garage

A neat front garden with entrance gate welcomes you to the property and there is a fully enclosed rear garden which is accessed from the rear hall or family room and provides a lovely area for outdoor dining and relaxing whilst offering a safe space for children and pets to play. There is also a garden room with mains power, internal and external lighting and a TV aerial connection. There is a single garage which is adjacent to the property and further off street parking is available.

## Factoring

The well maintained communal gardens are factored by Trinity Factors with an annual cost of approximately £200.

## Viewing

By appointment through Neilsons (0131 625 2222).





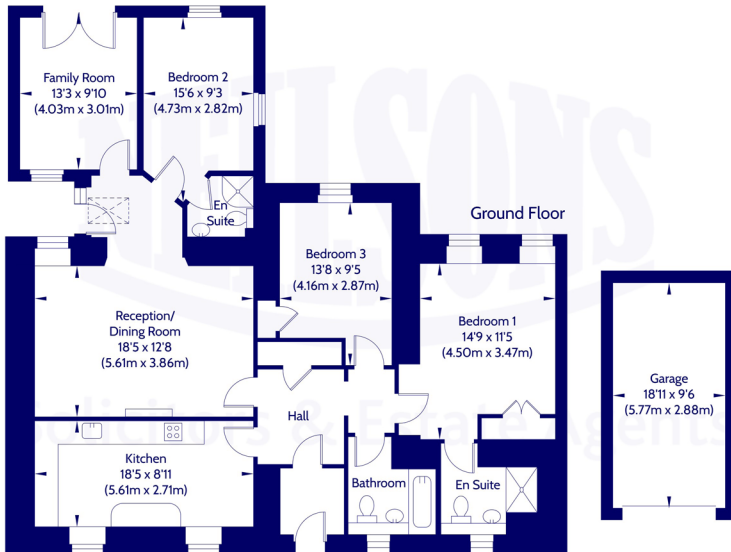
## Location

Greenbank is ideally situated near Morningside and Bruntsfield where a wide variety of cafés, bars, restaurants, bistros, independent shops, a luxury cinema, theatres and supermarkets can be found. Enjoying the outdoors couldn't be easier within the lovely green areas of Braidburn Valley Park and The Hermitage of Braid Country Home & Estate Nature Reserve or Blackford Hill, where delightful walks and superb views across Edinburgh can be enjoyed. The Pentland Hills Regional Park is a short drive away and offers walking, biking, pony trekking and skiing at Hillend snow sports centre. Craiglockhart Leisure Centre is also nearby and offers a gym, fitness classes and a tennis centre. For the golf enthusiast, there are several courses in the surrounding area, including the Merchants of Edinburgh, Mortonhall and Braid Hills. Schooling is well catered for in the area from nursery to secondary level in both the public and private sectors and Edinburgh Napier University is a short drive away. Greenbank is well served by public transport with regular buses to and from the city centre, and the proximity of the City Bypass makes commuting fast and convenient.





Approx. Gross Internal Floor Area 121.28 Sq M / 1305 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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