

Jardine Phillips  
Solicitors • Estate Agents

GREENBANK  
6 GREENBANK LANE  
EH10 5RH



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EPC RATING: D

OFFERS OVER £650,000

## PROPERTY DESCRIPTION

- Superb Extended Four Bed Detached Bungalow within excellent South Morningside Primary & Boroughmuir High School Catchments
- This well-proportioned property would make an ideal family home and is ready to move into. With great living space, off street parking to the front with space for 2 cars and an amazing south west rear garden (not overlooked), perfect for entertaining or relaxing. With easy access to lots of walks and open spaces, this would appeal to those who love the outdoors. There are good transport links into the city centre and the city bypass is a short drive away giving access to the motorway network.
- Steps up to the front door and vestibule, leading to the inner hall
- Master bedroom to front with open shelving
- Second double bedroom to front
- Newly updated family bathroom with bath with shower over, sink & wc and window to side
- Dining room with staircase to upper level – potential to open up to the kitchen/open plan
- Kitchen with good range of fitted units and appliances leading to a utility/boot room with washing machine & door to the garden
- Bright & spacious living room with fireplace with gas coal effect fire, feature shelving & sliding doors providing a lovely outlook over the rear garden
- Upstairs double bedrooms three & four both with dormer windows providing stunning views & eaves storage
- Handy upstairs wc
- Gas central heating from combi boiler replaced about 4/5 years ago & double glazed windows
- Front garden and off street parking for 2 cars
- Large private south west facing rear garden with patio and good sized lawn surrounded by hedging & trees, not overlooked, together with a large garden shed



## VIEWING

By Appointment pls call

0131 446 6850





## **SUPERB EXTENDED FOUR BED DETACHED BUNGALOW IN EXTREMELY POPULAR GREENBANK, IN SOUTH MORNINGSIDE & BOROUGHMUIR SCHOOL CATCHMENTS**

This well-proportioned property would make an ideal family home and is ready to move into. With great living space, off street parking to the front with space for 2 cars and an amazing south west rear garden (not overlooked), perfect for entertaining or relaxing. With easy access to lots of walks and open spaces, this would appeal to those who love the outdoors. There are good transport links into the city centre and the city bypass is a short drive away giving access to the motorway network.

### **LOCATION**

Greenbank is a prestigious area in the south of the city, very close to Morningside with its excellent range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops and speciality food stores. There are also numerous bars & restaurants available both in Morningside and nearby Bruntsfield. There is also a large Tesco store within walking distance. Local schooling is well renowned and the property is in the catchment for South Morningside & St Peters RC Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities in Morningside, including a library, the very popular independent Dominion Cinema and Church Hill Theatre. There are also golf clubs including the Merchants, gyms & other leisure facilities available a short walk or drive away. The flat is also well placed for lots of open spaces including Braidburn Valley Park, Hermitage of Braid, Braid Hills and Blackford Hill & Pond. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

Front garden and large private south west facing rear garden with patio and good sized lawn surrounded by hedging & trees together with a large garden shed, not overlooked.

### **PARKING**

Off street parking to front for 2 cars.

### **EXTRAS**

The blinds/curtains, light fittings, gas hob, oven, slimline dishwasher, fridge, freezer and washing machine are included in the sale.

### **HOME REPORT VALUATION**

£650,000



### **GARDEN**

Sitting room 15'9 x 12'11 (4.80 x 3.94m)

Dining room 12'11 x 9'1 (3.94 x 2.77m)

Kitchen 12'11 x 7'2 (3.94 x 2.18m)

Bedroom 1 12'11 x 12'11 (3.94 x 3.94m)

Bedroom 2 11'5 x 11'5 (3.48 x 3.48m)

Bedroom 3 16'1 x 10'1 (4.90 x 3.07m)

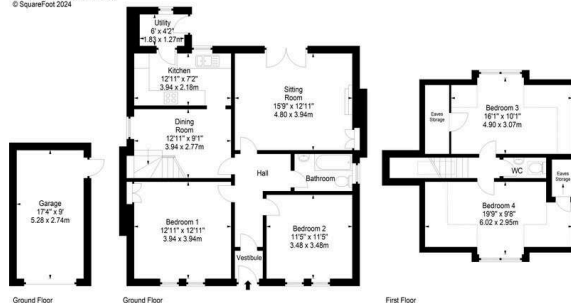
Bedroom 4 19'9 x 9'8 (6.02 x 2.95m)

Garage 17'4 x 9' (5.28 x 2.74m)

Greenbank Lane,  
Edinburgh,  
Midlothian, EH10 5RH

 SquaresFoot

Approx. Gross Internal Area  
1378 Sq Ft - 128.02 Sq M  
Garage  
Approx. Gross Internal Area  
180 Sq Ft - 14.86 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.