

GREENHILL

8B GREENHILL PARK
EH10 4DW



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EPC RATING: E

OFFERS OVER £395,000

PROPERTY DESCRIPTION

- Porch to side providing an ideal storage area, direct access to the rear garden and door to the property
- Twin windowed living room with marble feature fireplace with gas fire, beautiful cornicing & ceiling rose and Edinburgh press
- Galley kitchen with range of fitted units & appliances and opening hatch to
- Dining room with fireplace, numerous storage cupboards, wooden flooring and French doors to
- Wooden conservatory with original stone wall, terracotta tiled floor & views out to the garden – ideal for relaxing
- Spacious principal bedroom overlooking the garden
- Second double bedroom with fitted cupboard
- Wooden panelled bathroom with bath, vanity sink unit, wc and storage cupboard
- Gas central heating from back boiler behind fireplace in dining room
- A wealth of period features including double glazed timber sash & case windows, feature fireplace, ornate cornicing, picture rails, ceiling rose, window shutters & panelled doors
- South facing rear garden with paved patio areas, raised beds and a handy shed
- Expansive driveway to front with off street parking and private front garden, together with residents' permit parking in the street

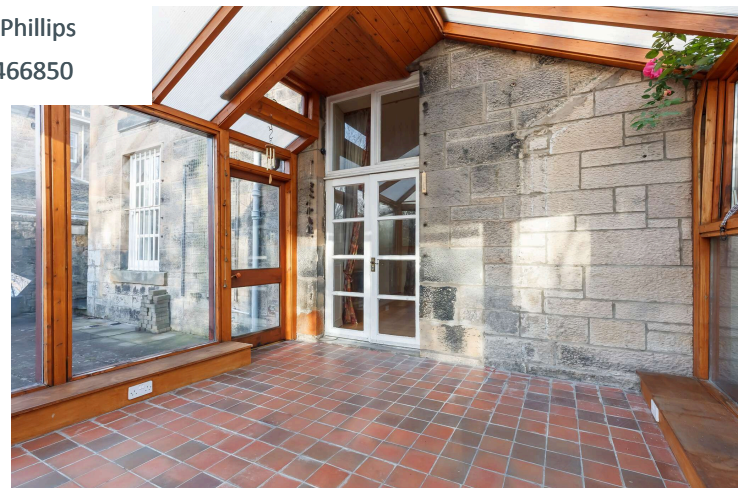


VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850





SUPERB TWO BED MAINDOOR GARDEN FLAT WITH PARKING - NOW REQUIRING UPDATING

Located in a quiet street, minutes from all the shopping & leisure amenities of Morningside & Bruntsfield, is this amazing period ground floor flat which has its own porch & entrance to the side, off street parking to the front, a lounge with feature fireplace, galley kitchen leading to dining room & conservatory, two bedrooms, bathroom and private rear garden. Now needing some modernisation to bring it up to date. Would make an ideal home for downsizers or professionals. Excellent transport links into the city centre and easy access out to the city bypass and the motorway network beyond.

AREA

Morningside is a very prestigious area in the south of the city which offers a wide 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 & Bruntsfield. Local schooling is well-renowned and the property is in the catchment for Bruntsfield & St Peter's Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre. There are a good range of gyms/leisure facilities and golf courses a short drive away. The property is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid & Braid Hills. There is easy access both into town,

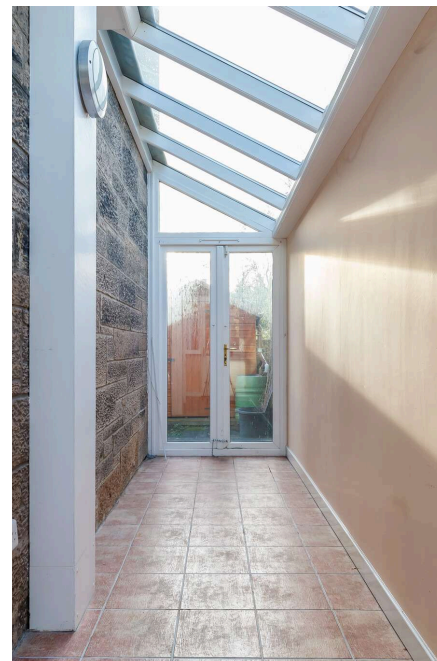
via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, freestanding electric cooker, extractor fan, freestanding fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£410,000

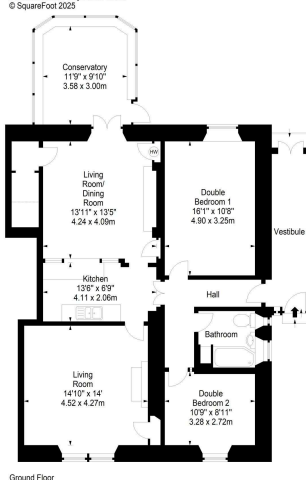


Living room	14'10 x 14' (4.52 x 4.27m)
Kitchen	13'6 x 6'9 (4.11 x 2.06m)
Dining room	13'11 x 13'5 (4.24 x 4.09m)
Bedroom 1	16'1 x 10'8 (4.90 x 3.25m)
Bedroom 2	10'9 x 8'11 (3.28 x 2.72m)

Greenhill Park,
Edinburgh, EH10 4DW

 SquareFoot

Approx. Gross Internal Area
1240 Sq Ft - 116.03 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.

