



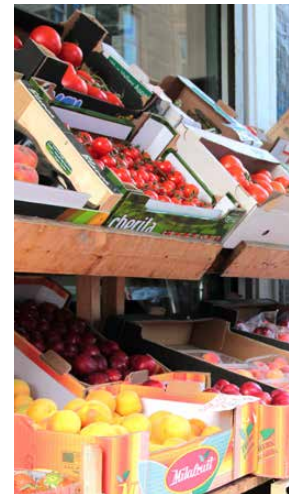

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Solicitors & Estate Agents

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150 Greenbank Road

GREENBANK, EDINBURGH, EH10 5RN



LOCATION

Greenbank is an exclusively residential district to the South West of the city centre with near neighbours at Morningside, Craiglockhart, Polwarth and Merchiston.

The older part of Greenbank consists mainly of substantial detached houses and bungalows. In 2003 modern flats and houses were built on the former grounds of the city hospital; this new development is known as Greenbank Village and is sought after for its quiet and idyllic location.

Local shopping is convenient as it is extensive and provides a great deal more than normal daily requirements. Nearby at Bruntsfield and Morningside, you will find an excellent range of specialist shops as well as a Waitrose superstore. The property is near local schools including Boroughmuir High School and South Morningside Primary School.

From here, the trip to Princes Street, using one of the many and frequent bus services that pass through the area, takes as little as ten to fifteen minutes via Tollcross and Lothian Road. Lothian Road offers many of Edinburgh's entertainment facilities including theatres and cinemas, all manner of restaurants and bars and indoors sports facilities, all within walking distance.

For those who prefer open air recreational facilities, several renowned golf courses are nearby whilst Blackford Hill, Bruntsfield Links and the Meadows can be very easily be reached on foot.

The nearby Union Canal Walkway leads through the city and deep into open countryside.

From every point of view, this is an absolutely ideal residential district, well served locally and within the easiest possible reach of the city centre and all that can provide.

The property also offers quick access to the City Bypass.

150 GREENBANK ROAD

An excellent opportunity has arisen to acquire this highly desirable three bedroom detached bungalow, making for an ideal family home while being well located within the popular Morningside area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation could benefit from minor modernisation, while briefly consisting of;

Ground Floor: entrance vestibule, leading into the internal hallway with a shelved airing cupboard, a bright and spacious sitting room with a feature open fireplace including surround and two Edinburgh press storage cupboards as well as a fully fitted, dual aspect kitchen which benefits from a larger, a walk-in pantry and a pulley system.

The dining room has an optional access hatch from the kitchen and the sunroom is fully double glazed and provides access into the rear garden.

The three double bedrooms are generous in size, one bedroom includes a double wardrobe, the third is triple aspect and has a feature gas fire including surround and a built-in bookshelf.

The three-piece, partially tiled family bathroom has a stand-alone bathtub.

Attic: fully floored and accessed via Ramsay ladder in the kitchen this attic allows access into the eaves, making for more than adequate additional storage space. There is also the possibility of extending into the loft if desired.

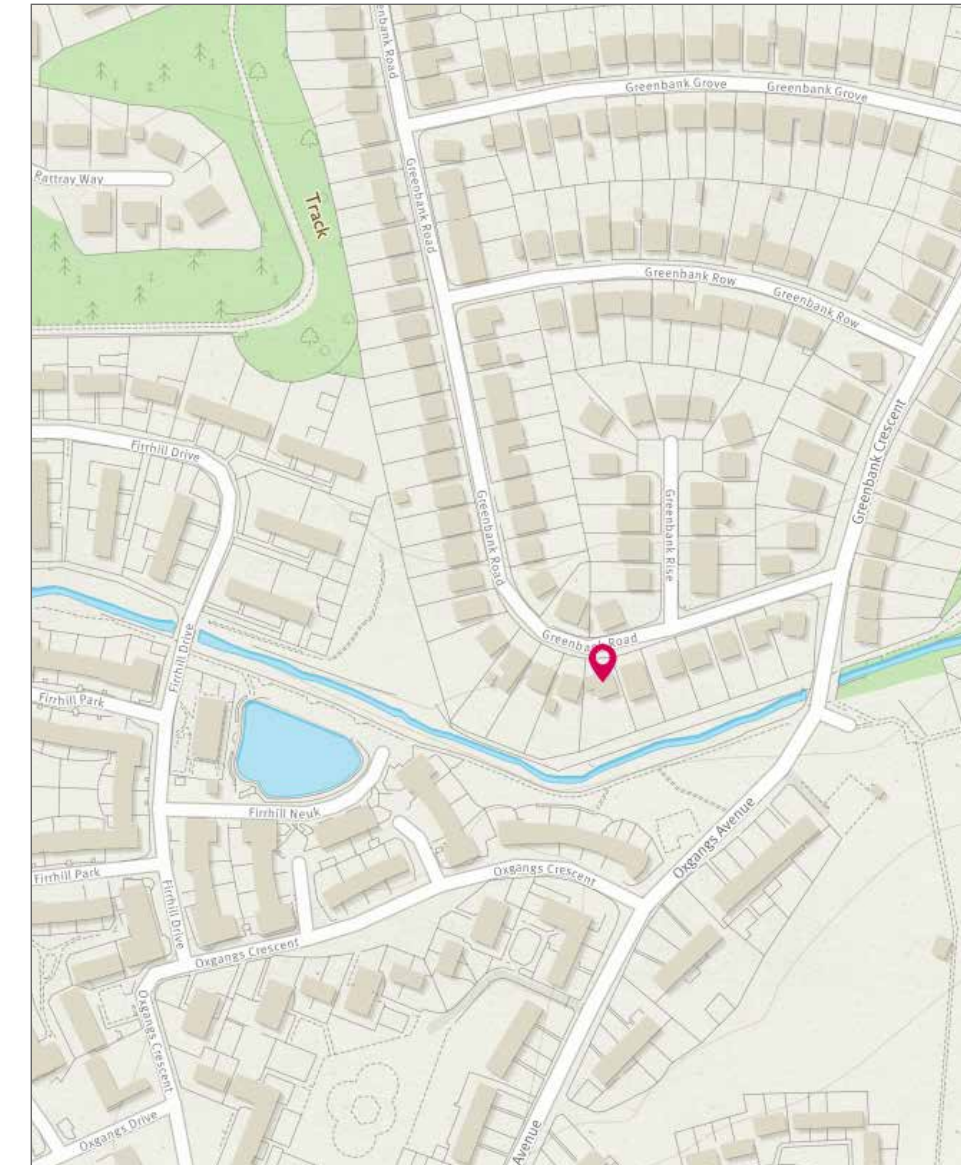
Cellar: accessed via the rear garden and echoing the footprint of the property itself, this space offers the potential of conversion if desired.

Finally, this property also benefits from; gas central heating, full double glazing and private garden grounds to the front, side and rear of the property, including a sunny south facing rear garden with an under-stair outhouse. There is also a double driveway allowing for secure off-street parking for up to four cars, as well as unrestricted on-street parking to accommodate for visitors.





SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

- Family Room 5.08m (16'8") x 4.15m (13'7")
- Kitchen 3.80m (12'6") x 2.44m (8')
- Dining Room 3.80m (12'6") x 3.35m (11')
- Bedroom 1 3.78m (12'5") x 3.68m (12'1")
- Bedroom 2 4.60m (15'1") x 3.80m (12'6")
- Bedroom 3 4.40m (14'5") x 4.20m (13'9")

Gross internal floor area (m²): 109m² | EPC Rating: D

Extras (Included in the sale): Sold fully furnished, with the exception of the washing machine and single beds and including the wood-built garage, blinds, curtains, light fittings, carpets and fitted floor coverings.

Please note, other items may be available through separate negotiation.




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Photographer



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