




McEwan Fraser Legal

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101/11 Greenbank Drive

GREENBANK, EDINBURGH, EH10 5GB



101/11 Greenbank Drive, Edinburgh

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.

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.



Set within a prestigious CALA development on the site of the former City Hospital in the leafy Greenbank, this luxurious and beautifully presented three-bedroom apartment occupies a second-floor position in this well-kept development, enjoying the stunning views over the beautifully landscaped grounds.

The apartment is presented to an impeccable, move-in standard throughout with allocated off street residents parking and ample visitor's parking. This apartment enjoys the added benefit of having a private garage with lighting and power.

The secure main entrance leads into a pristine shared foyer, and from here there is a choice of lift or stair access to each floor. Welcoming you into the apartment is a wide hall, where engineered high quality premium laminate flooring and coordinating décor instantly create a light and airy feel. On the right is a generous walk-in cloak cupboard, and another two good sized hall cupboards can be found around the corner. Currently the washing machine and tumble dryer are housed in the utility cupboard adjacent to the main bathroom.

The elegant living room is flooded with light from the corner Juliet balcony with floor to ceiling windows which yields far-reaching views across the woodlands and greenery that Greenback has to offer. Owing to such vast proportions, the room allows flexible scope

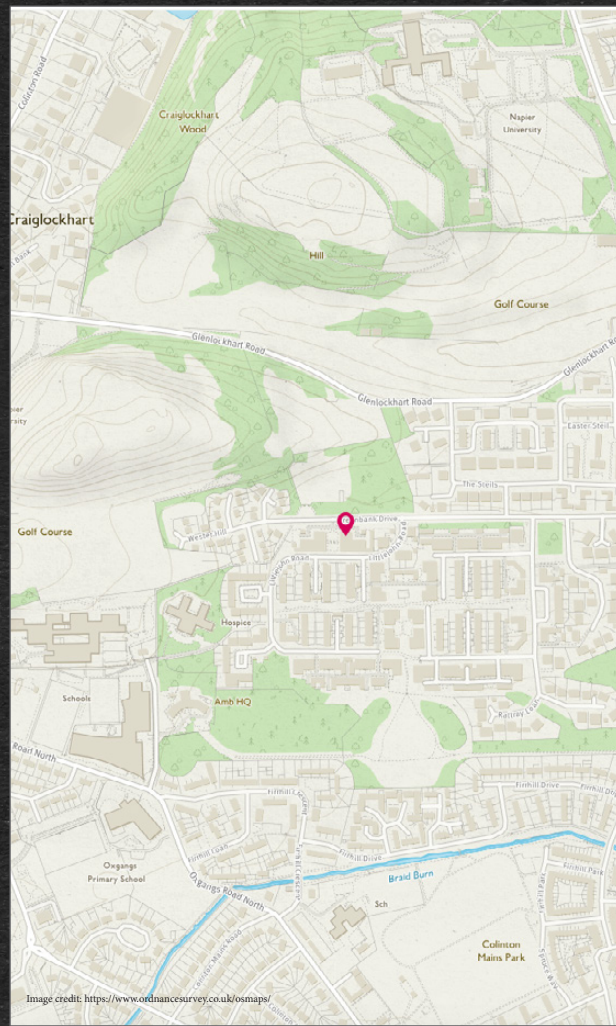
for a formal dining area and a comfortable lounge, perfect for dinner parties and family celebrations.

The large dining kitchen also represents an inviting, informal entertaining space, with a sunny dining area. The modern John Lewis fitted kitchen conceals a wealth of storage and houses a full complement of John Lewis integrated appliances, namely an induction hob with extractor hood, a Self Cleaning Oven, a combination microwave oven, a dishwasher and a fridge freezer. The Quartz Worktop is sure to offer enough space for the aspiring chef.

The luxurious master bedroom boasts outstanding proportions with a bay window over the front of the development, as well as twin built-in wardrobes and an airy en-suite bathroom with Porcelanosa tiles and Roper Rhodes fittings and fixtures, comprising a walk-in shower compartment, and a Demister mirror, a back-to-wall toilet and double wash basins. The equally spacious second and third double bedrooms enjoy substantial built-in wardrobes.

The property is completed with an immaculate three-piece family bathroom, again with Roper Rhodes fittings and fixtures, Porcelanosa tiles, a 1.8 meter insulated bath and Demister mirror.

Gas central heating is provided by a Worcester Boiler, condensing, system boiler, under guarantee until 2021 with Megaflo High-pressure system.



Property Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	6.77m (22'3") x 5.67m (18'7")
Kitchen	3.90m (12'10") x 3.10m (10'2")
Bedroom 1	5.48 m (17'97") x 3.35m (11')
En-suite	3.42m (11'3") x 1.80m (5'11")
Bedroom 2	3.56m (11'8") x 3.03m (9'11")
Bedroom 3	3.90m (12'10") x 2.61m (8'7")
Bathroom	2.25m (7'5") x 1.80m (5'11")

Gross internal floor area (m²)

113m²

EPC Rating

C

Extras (Included in the sale)

All fitted carpets and floor coverings, light fittings, curtains/blinds and all integrated appliances. Other items may also be available through separate negotiation.

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Text and description
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Surveyor



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Photographer



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