



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

**42 GREENBANK DRIVE**, GREENBANK, EDINBURGH, EH10 5RF



## MCEWAN FRASER IS DELIGHTED TO PRESENT THIS IMPRESSIVE FOUR/FIVE-BEDROOM DETACHED FAMILY HOME.

Extensively renovated and upgraded 1930s property, presented to the market in excellent condition and combines generous, flexible accommodation with a superb south-facing garden that has been substantially landscaped to create a practical and attractive outdoor space, particularly well suited to family life. The property is situated on a peaceful, tree-lined street in one of Edinburgh's most sought-after neighbourhoods and falls within the catchment area of highly regarded South Morningside Primary School and Boroughmuir High School.

Set back from Greenbank Drive, the house is approached by a private driveway which provides off-street parking for multiple vehicles. This generous frontage creates a good degree of separation from the road and immediately gives the property a sense of space and privacy.

Externally, the property also benefits from a large wooden shed and entrance steps with additional external storage.

Internally, the ground-floor accommodation is centred around a spacious and welcoming hallway leading to an open plan kitchen, living room and dining area.





There are three generously proportioned and beautifully presented double bedrooms. The rear bedroom could also be used as a lounge and has a log burner. A further flexible room is ideally suited as a home office, nursery, playroom or fifth bedroom. This versatility makes the layout particularly appealing to growing families, those working from home or buyers looking for extensive bedroom accommodation at ground-floor level.





The centrepiece of the house is undoubtedly the beautifully designed open-plan kitchen and living space to the rear. With its southerly aspect and extensive glazing, this is an exceptionally bright and inviting room which has been designed around modern family life and entertaining.





The contemporary German kitchen incorporates a large central island with downdraft extractor and both induction and gas hobs, alongside an extensive range of fitted cabinetry and high-specification integrated NEFF appliances. An adjoining utility room with washer, dryer and additional fridge-freezer provides valuable additional storage and keeps the practical elements of day-to-day life separate from the main living space.

The kitchen flows seamlessly into the generous living and dining area, where extensive thermal glazing makes the most of the property's sunny southerly orientation. Bi-fold doors open directly onto the patio, creating a wonderful connection between the house and garden and allowing the indoor and outdoor spaces to work particularly well together during the warmer months.



Completing the ground-floor accommodation is a stylish family bathroom, partially tiled and fitted with a contemporary three-piece white suite with a shower over the bath.



The converted loft has created an outstanding principal bedroom suite and adds another dimension to the accommodation.

The bedroom itself is an exceptionally spacious dual-aspect double with excellent levels of natural light and ample floor space. A walk-in wardrobe with natural light provides excellent storage, while a beautifully finished en-suite shower room completes what is an impressive and private principal suite.



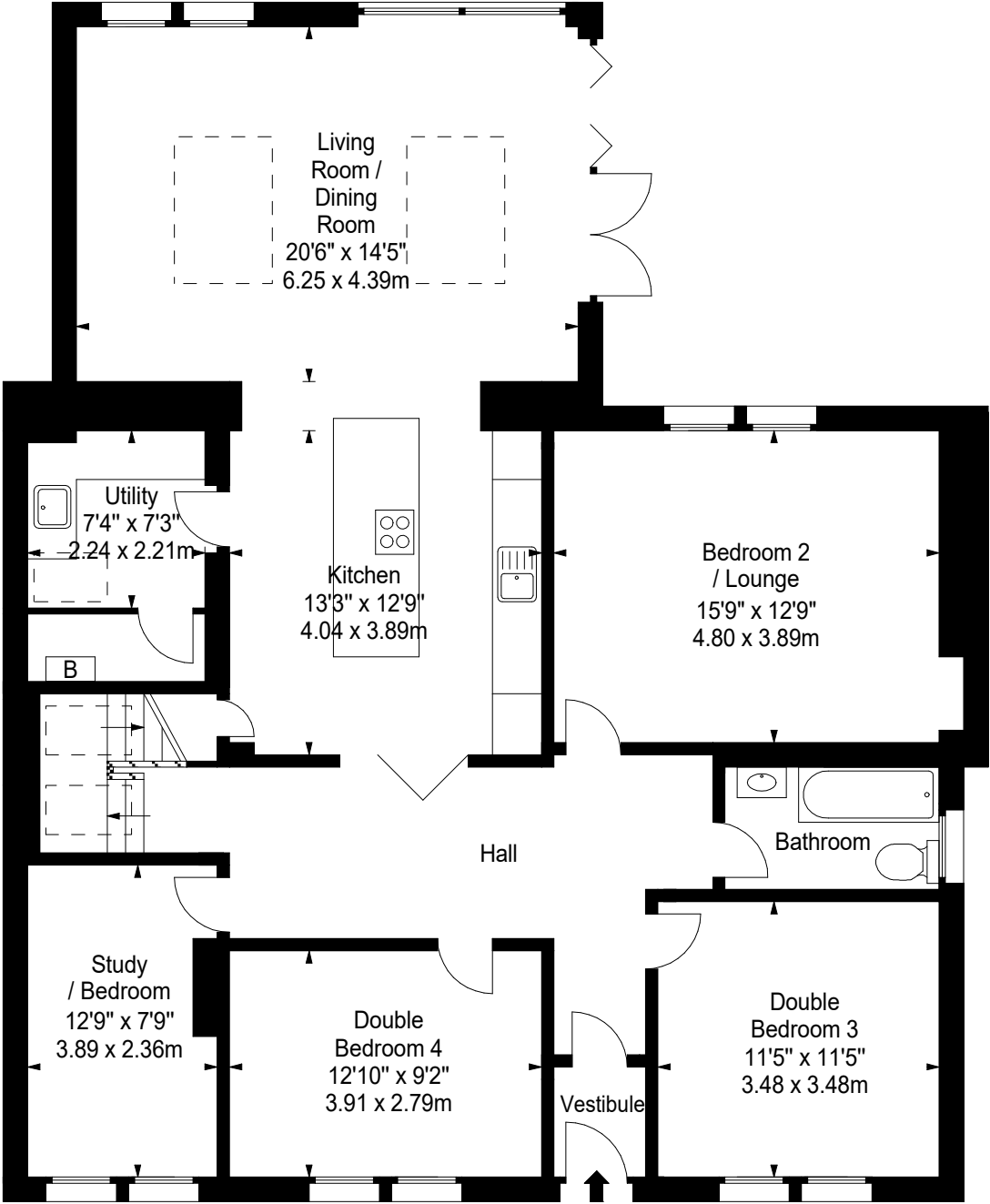




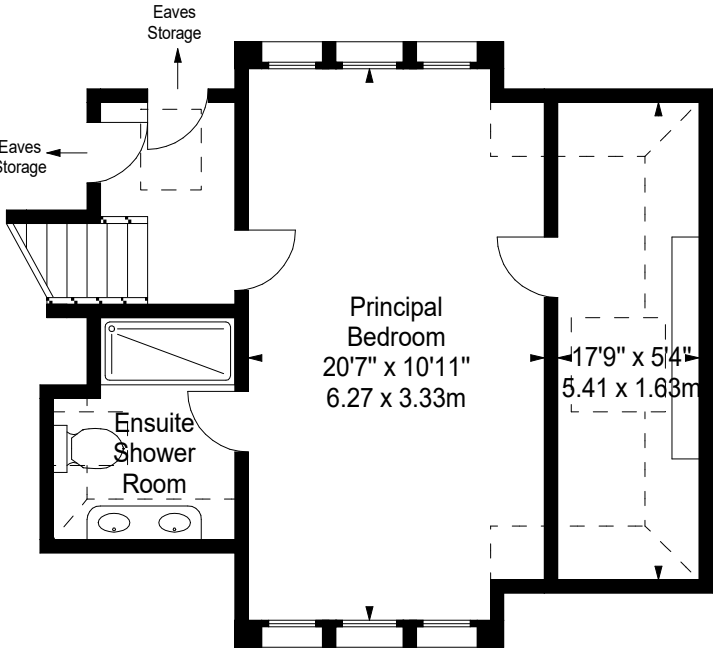
Outside, the south-facing rear garden has been substantially landscaped by the current owners, transforming it into an attractive and highly practical space for families with children. The patio immediately outside the main living area provides an excellent setting for outdoor dining and entertaining, while the wider garden offers plenty of usable space for children to play and for the whole family to enjoy.

Extensive renovation, beautifully presented interiors, flexible four/five-bedroom accommodation, generous private parking and a superb south-facing garden combine to create an exceptional family home in one of south Edinburgh's most desirable residential areas. Its position within the sought-after Boroughmuir High School catchment further enhances the appeal of a property that is ready for its next owners to simply move in and enjoy.





# FLOOR PLAN & DIMENSIONS





**GREENBANK IS ONE OF SOUTH EDINBURGH'S MOST DESIRABLE AND ESTABLISHED RESIDENTIAL AREAS, OFFERING AN EXCEPTIONAL COMBINATION OF LEAFY SURROUNDINGS, EXCELLENT SCHOOLING, EXTENSIVE LOCAL AMENITIES AND CONVENIENT ACCESS TO THE CITY CENTRE.**

Greenbank Drive forms part of an attractive residential neighbourhood characterised by substantial family homes, mature gardens and quiet, tree-lined streets. Despite being only a few miles from the heart of Edinburgh, the area has a wonderfully settled and suburban feel, making it particularly popular with families and those looking for more space without sacrificing the convenience of city living.

One of the major attractions of the area is the exceptional standard of schooling available across this part of Edinburgh. Of particular note is the highly regarded Boroughmuir High School, one of Edinburgh's most sought-after state secondary schools and widely recognised for its strong academic reputation. The school occupies its modern campus on Viewforth, close to Bruntsfield and Fountainbridge. The wider south Edinburgh area also offers an outstanding selection of independent schools, with George Watson's College, George Heriot's School and Merchiston Castle School all readily accessible.

Everyday shopping and leisure requirements are extremely well catered for. Nearby Morningside is one of Edinburgh's most popular neighbourhood centres and offers an excellent selection of independent shops, delicatessens, cafés, bars and restaurants alongside supermarkets and a broad range of everyday services. Bruntsfield is also within easy reach and provides a further impressive selection of boutiques, specialist retailers, coffee shops and restaurants. Together, Morningside and Bruntsfield provide virtually everything required for day-to-day living and contribute enormously to the appeal of this part of the city.

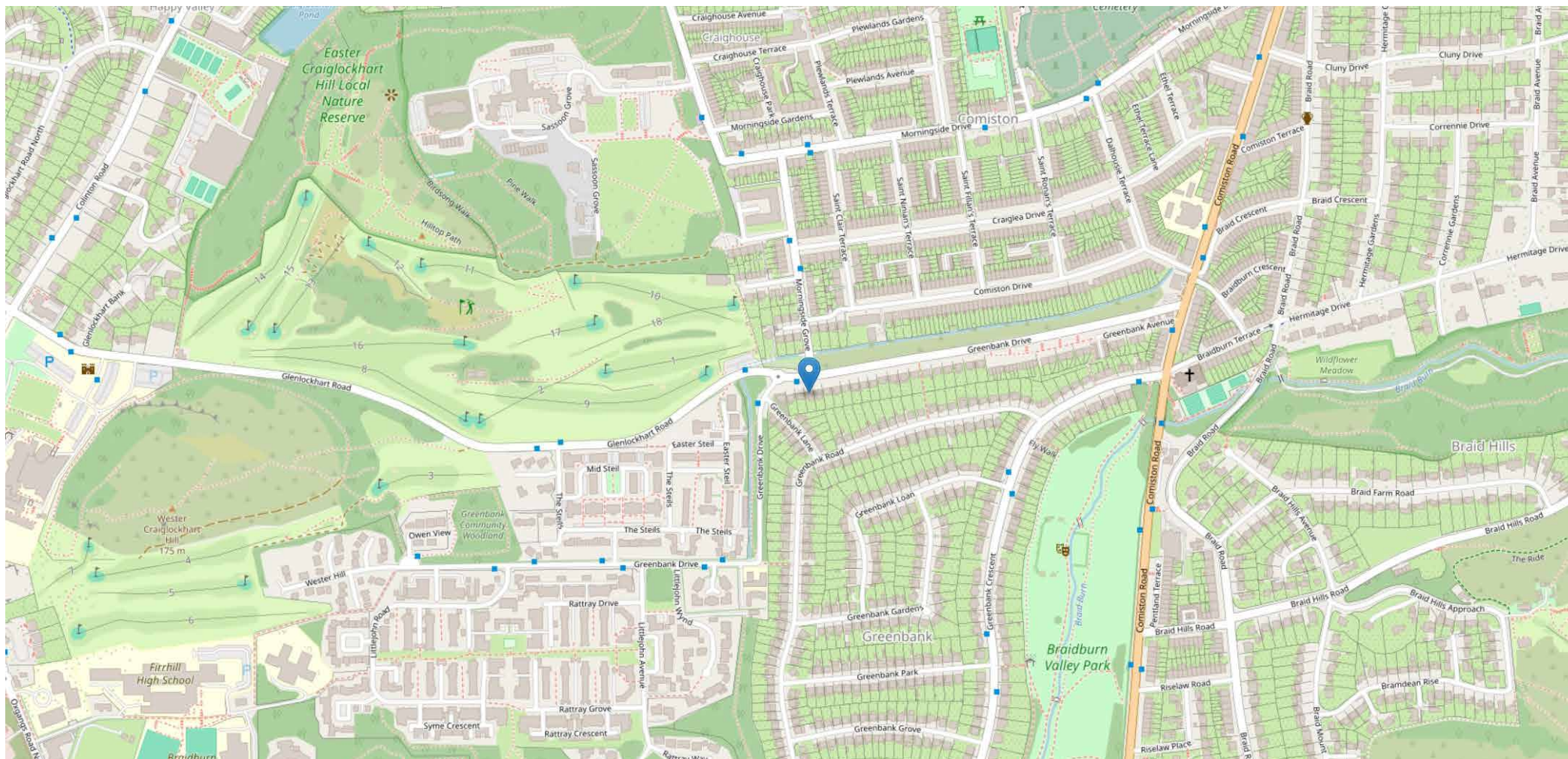
Greenbank is equally impressive for its access to open space. The beautiful Hermitage of Braid and adjoining Braid Hills provide extensive woodland walks, open parkland and wonderful opportunities for walking, running and cycling, while Blackford Hill and the Royal Observatory are also nearby. For those looking to venture further afield, the Pentland Hills Regional Park is easily accessible and offers miles of walking and cycling routes through some of the finest countryside surrounding Edinburgh. Golfers are also particularly well served, with a number of established courses located across the south side of the city.

There is an excellent choice of recreational and sporting facilities throughout the surrounding area, including gyms, tennis facilities and sports centres, while Craiglockhart Leisure and Tennis Centre is readily accessible. The proximity of Morningside, Bruntsfield and Merchiston also provides a wide variety of restaurants, cafés and social amenities, giving residents an excellent balance between a quieter residential environment and the lifestyle benefits normally associated with more central parts of Edinburgh.

Transport connections are excellent. Regular bus services operate throughout the surrounding area, providing convenient access to Morningside, Bruntsfield, the West End and Edinburgh city centre. The location is also particularly convenient for motorists, with straightforward access towards the City Bypass and from there to Edinburgh Airport, the central Scotland motorway network and destinations throughout the Lothians. Haymarket and Waverley railway stations are readily accessible, while local rail services are also available from nearby Slateford.

Greenbank therefore offers a particularly attractive balance of space, convenience and quality of life. The combination of excellent schooling, including access to the highly regarded Boroughmuir High School where applicable, superb local amenities, extensive green spaces and excellent transport connections has made this one of south Edinburgh’s most consistently sought-after residential areas and an outstanding location for family living.





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