

Jardine Phillips  
Solicitors • Estate Agents

GREENBANK

160 GREENBANK ROAD  
EH10 5RN



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EPC RATING: D

OFFERS OVER £530,000

## PROPERTY DESCRIPTION

- Vestibule leading to long hallway with oak style flooring and useful built-in storage
- Bright & spacious sitting/dining room to the rear with panoramic outlook over the garden and wooden fireplace with gas stove
- Contemporary kitchen with wide range of pale blue high gloss units & appliances, white worktops, feature tiling and a door to the rear porch & garden
- Bay windowed master bedroom to front with Edinburgh press
- Double bedroom two to front with Edinburgh press
- Double bedroom three with side window, currently being used as a formal dining room
- Well appointed family bathroom with large walk in shower, built in vanity sink unit & wc and chrome heated towel rail
- Gas central heating and double glazed windows
- Wooden doors, stripped wood skirtings & window surrounds
- Huge cellar space accessed from the rear garden and large floored loft, providing many opportunities for conversion
- Enormous south facing rear garden with large lawn and patio areas to sit out & entertain, surrounded by hedging & trees
- Pretty front garden with off street parking and single attached garage



## VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





## STUNNING THREE BED DETACHED BUNGALOW WITH AMAZING POTENTIAL TO EXTEND - IN CATCHMENT FOR EXCELLENT SCHOOLS

This tastefully modernised property located in sought after Greenbank would make an ideal home for a family, being in the catchment for South Morningside, St Peters & Boroughmuir, or ideal for downsizers. Ready to move into but with loads of potential to extend to accommodate a growing family. There is a large sunny, south facing garden and a handy garage with off street parking. Great bus links from the main road into Morningside with its wide range of amenities, and the city centre beyond. Perfect for those who like outdoor pursuits being so close to fabulous walks, golf courses and parks, Braidburn Valley Park being 1 minute walk away.

### AREA

Greenbank is a very desirable residential area located to the south of the city which offers a wide range of local supermarkets at Colinton & Hunters Tryst. The area is also located only 5 minutes' drive from Morningside with its wider array of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops, speciality food stores, bars & restaurants. The property is also close to Straiton Retail Park with its plethora of retail outlets. Local schooling is very well renowned and the property is in the catchment for South Morningside & St Peters primary schools and Boroughmuir High School, and is a short drive to George Watsons. There are superb amenities within the vicinity, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, with a good range of gyms, leisure facilities & golf courses a short drive away. The house is also well placed for lots of walks and open spaces including Braidburn Valley Park, Blackford Hill & Pond,

Hermitage of Braid, Braid Hills and the Pentlands and there is a children's swing park just around the corner. 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, 5 burner gas hob, double oven, cooker hood, integrated dishwasher, integrated fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£550,000



Sitting/dining room	16'6 x 13'6 (5.03 x 4.11m)
Kitchen	12'6 x 7'10 (3.81 x 2.39m)
Bedroom 1	14'3 x 12' (4.34 x 3.66m)
Bedroom 2	12' x 12' (3.66 x 3.66m)
Bedroom 3/dining room	12'6 x 11' (3.81 x 3.35m)



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 closing date. The sellers reserve the right to sell without imposing a closing 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.