



19 Greenbank Terrace,
Greenbank, Edinburgh, EH10 5RA

CALL US ON 0131 447 4747

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For price and viewing information please visit
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- Entrance vestibule.
- Reception with excellent walk-in storage.
- Attractive bay windowed living room with feature fireplace.
- Good-sized dining room again with feature fireplace.
- Open plan to modern fitted kitchen with some appliances.
- Door with access to rear garden.
- Two generously proportioned double bedrooms.
- Contemporary four-piece bathroom with shower.
- Gas central heating.
- Double glazing.
- Many original features.
- Private garden to front.
- Private garden at rear.
- Some unrestricted on-street parking in surrounding streets.



GENERAL DESCRIPTION

An immaculately presented lower villa, situated in the highly desirable Greenbank district, a short journey to the south of the city centre and close to a wide range of local amenities. The property would make an ideal purchase for a professional couple, young couple or perhaps someone downsizing and looking to stay in the area.





LOCATION

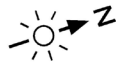
Greenbank is a very popular area in the south of the city which is a short walk from Morningside which offers an excellent range of supermarkets (including Waitrose and M&S Simply Food), independent shops, coffee shops and speciality food stores. There are also numerous bars and restaurants available both in Morningside and nearby Bruntsfield. The flat is in the catchment for well renowned schools including South Morningside Primary and Boroughmuir High School, and within easy travelling distance of George Watson's College. There are a wide range of amenities available including a library, the well renowned Dominion Cinema and Church Hill Theatre. The flat is also well placed for lots of walks and open spaces including Braidburn Valley Park, Hermitage of Braid, Braid Hills and Blackford Hill & pond, together with a number of golf courses and leisure facilities. There is easy access both into town via the numerous bus services and out of town to the city bypass and motorway network beyond.

EXTRAS:
SOME LIGHT FITTINGS, CURTAINS & POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING RANGE COOKER, INTEGRATED DISHWASHER AND AUTOMATIC WASHING MACHINE. THE GARDEN SHED WILL ALSO BE INCLUDED WITHIN THE SALE PRICE.

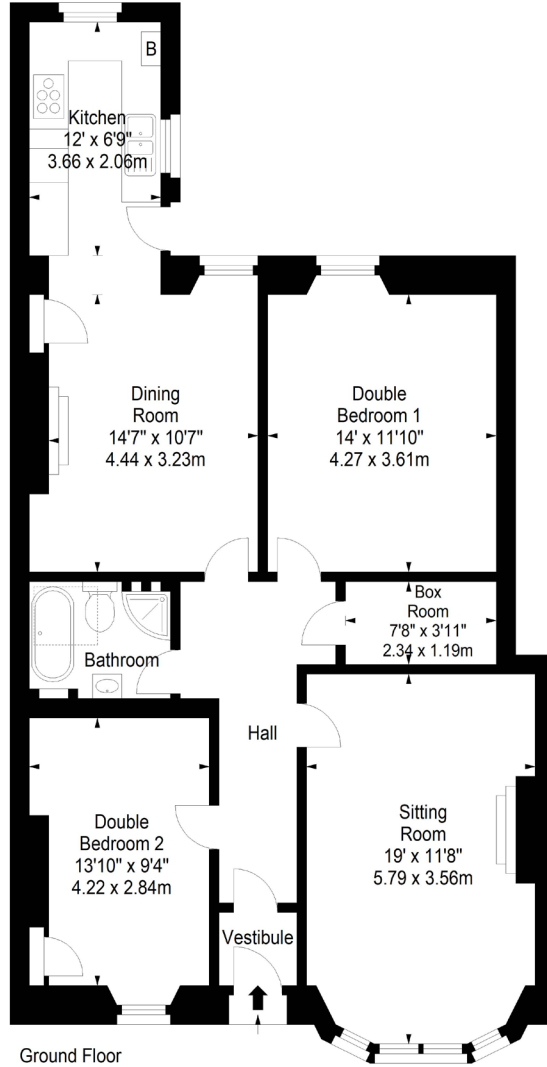


COUNCIL TAX BAND: E.
TRAIN STATION: APPROXIMATELY 2.3 MILES TO HAYMARKET STATION.
AIRPORT: APPROXIMATELY 10.5 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

Greenbank Terrace,
Edinburgh,
Midlothian, EH10 5AR



Approx. Gross Internal Area
1015 Sq Ft - 94.29 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.