



4 Greenbank Place
Morningside, Edinburgh, EH10 6EP

CALL US ON 0131 447 4747

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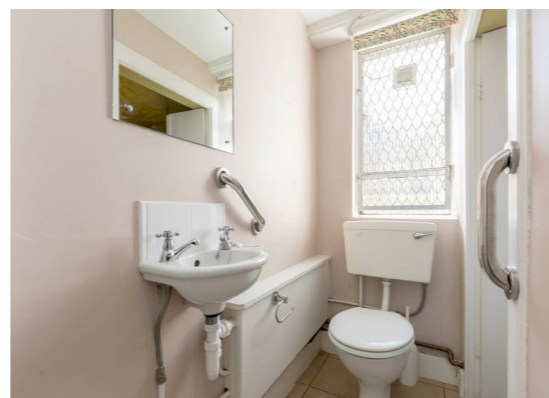
For price and viewing information please visit
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- Entrance vestibule leading to a welcoming hallway.
- Spacious bay windowed living room with feature fireplace, Edinburgh press & cornicing.
- Bedroom four which could also be utilised as a family room/formal dining room.
- Good sized dining kitchen with large walk-in pantry.
- Utility room with direct access to rear garden.
- Cloakroom/WC with under stair storage.
- West facing sunroom on mezzanine level.
- Generously proportioned master bedroom with fitted wardrobes and Edinburgh press.
- Two further double bedrooms, one with fitted wardrobes.
- Fully tiled shower room with access to attic via hatch.
- Gas central heating.
- Sash & case windows.
- Many original features.
- Extensive South facing garden at rear.
- Side garden with direct access to garage.
- Driveway leading to garage with up & over door, power and light.
- Permit & metered parking in surrounding streets.
- Alarm system.

GENERAL DESCRIPTION

A charming and rarely available end terraced Victorian villa situated in the prestigious Morningside district of the city. The property now requires modernisation and upgrading but offers excellent potential to create a wonderful family home in a much sought-after location. The property retains many fine period features including ornate cornicing, turned staircase with open balustrade and a large stained-glass window on the mezzanine level. Benefitting from an extensive South facing garden at the rear, the spacious and flexible accommodation comprises:





LOCATION

Morningside is one of Edinburgh's most prestigious and sought-after residential areas, situated to the south of the city centre which can be easily accessed via frequent bus services that are within walking distance of the property. The bypass is a short drive away offering easy access to the International Airport, the central belt motorway network and to the South via the A1/A68, making it perfect for the commuter. Local schooling includes St Peter's RC and South Morningside Primary and the highly regarded Boroughmuir High and St Thomas of Aquin's RC High School all of which have an excellent academic reputation. There are also a number of private schools including the nearby George Watsons College which is just a short drive away. Shopping facilities in the area include a Waitrose superstore, Marks & Spencer food hall and a host of independent specialist shops on Morningside Road and nearby Bruntsfield giving it a vibrant village like atmosphere. Recreational facilities include the Dominion Cinema, Churchill Theatre and a host of cafes, bars and restaurants offering plenty of entertainment options. For the outdoor enthusiast there are also fantastic walks that can be had both locally up the Braid hills and a short 10-minute drive up the Pentland Hills regional park.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, COOKER HOOD, FRIDGE/FREEZER, MICROWAVE AND WASHING MACHINE (NO WARRANTY WILL BE GIVEN FOR THE WHITE GOODS). THE GARDEN FURNITURE WILL ALSO BE INCLUDED IN THE SALE PRICE.



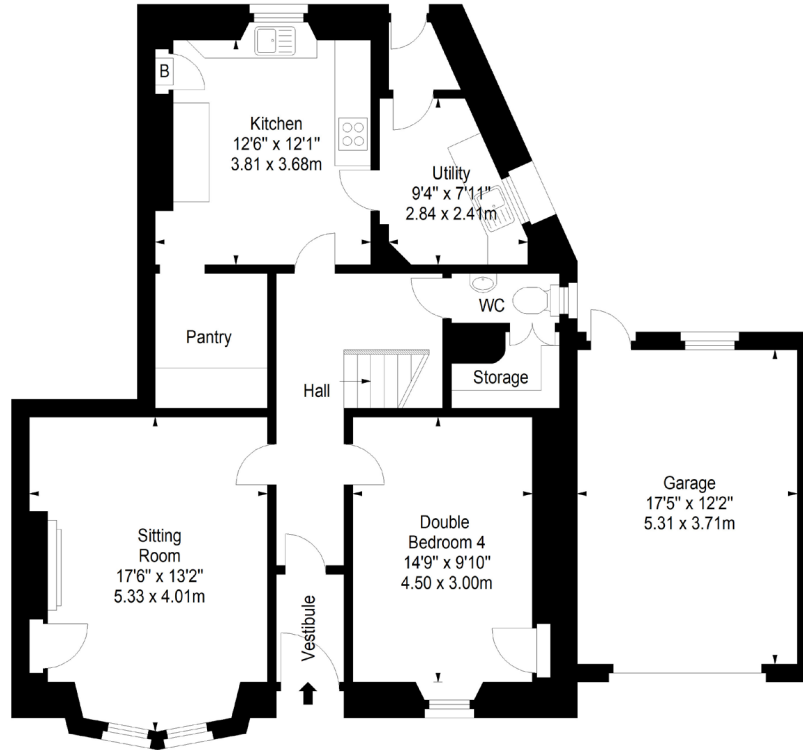
COUNCIL TAX BAND: G.
TRAIN STATION: APPROXIMATELY 3 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 10 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.



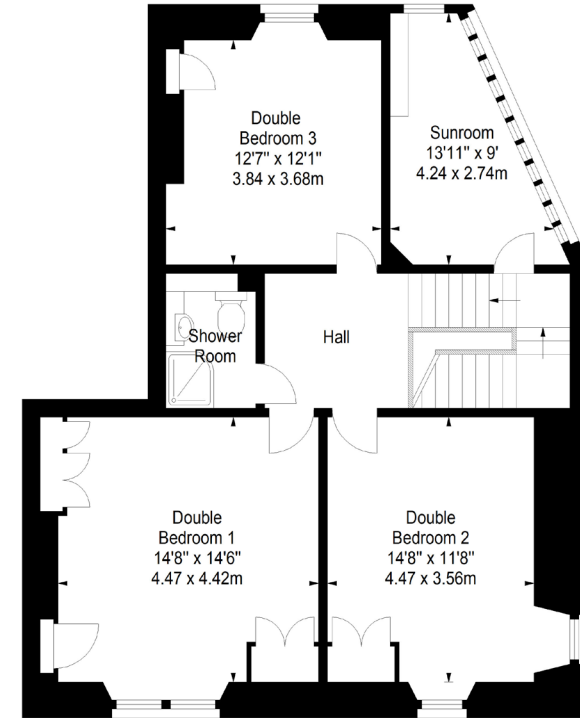
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Approx. Gross Internal Area
 1985 Sq Ft - 184.41 Sq M
 (Including Garage)
 For identification only. Not to scale.
 © SquareFoot 2024



Ground Floor



First Floor



**ENERGY PERFORMANCE
 CERTIFICATE RATING D**

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 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.