



40 Greenbank Drive,
Greenbank, Edinburgh, EH10 5RF

CALL US ON 0131 447 4747

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For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Reception hall.
- Attractive living room with feature gas fire.
- Patio doors to secluded south facing garden.
- Fabulous dining kitchen with French doors also to secluded rear garden.
- Utility room.
- Home office/Study.
- Main double bedroom with original fireplace.
- Bedroom 4/Sitting room to front.
- Modern fitted family bathroom with shower.
- Upper landing access via feature wooden staircase.
- Two further bedrooms with dormer windows & storage in eaves.
- Shower room.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway.
- Cellar/storage area.
- Extensive split levelled south facing garden to rear.
- Unrestricted on street parking.

GENERAL DESCRIPTION

A superb extended detached bungalow situated within the much sought after Greenbank district located to the South of the city. This delightful family home is ideally positioned for access to a wide range of local amenities within Morningside and only a short journey from Edinburgh City Centre. The property is in a great location and is brought to the marketplace in move-in condition.

NOTE:
There will be no guarantees given for any of the white goods and the fan on the cooker hood is not in current working order. The external lights to the rear are currently not in working order.





LOCATION

Greenbank is a highly regarded area in the south of the city, 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 property 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 property 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: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER, FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND TUMBLE DRYER WITHIN THE UTILITY ROOM. THE GARDEN SHED WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE WHILE THE GARDEN FURNITURE AND SOME OTHER FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



COUNCIL TAX BAND F.

TRAIN STATION APPROXIMATELY 2.3 MILES TO HAYMARKET TRAIN STATION.

AIRPORT APPROXIMATELY 8.5 MILES TO EDINBURGH AIRPORT.

BUSES WITHIN 100 METRES

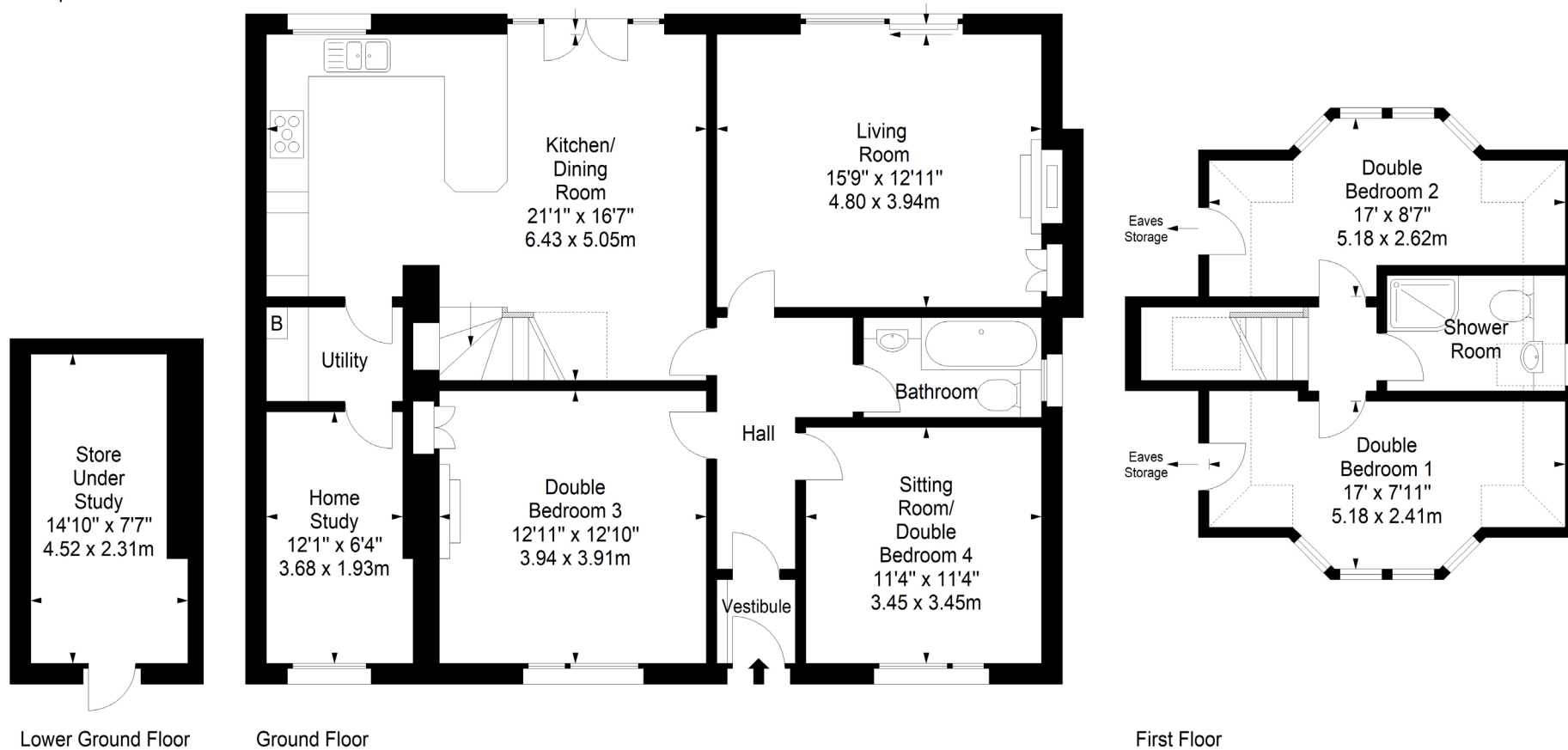
Greenbank Drive, EH10 5RF



Approx. Gross Internal Area
1461 Sq Ft - 135.73 Sq M
Store Under Study
Approx. Gross Internal Area
101 Sq Ft - 9.38 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING D



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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.