



**35 Greenbank Road**  
Greenbank, Edinburgh, EH10 5RX

CALL US ON 0131 447 4747



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- Entrance vestibule.
- Reception hall with storage.
- Access to the extensive partially floored attic.
- Sitting room with feature fireplace & access to rear garden.
- Breakfasting kitchen with appliances.
- Side porch/utility room with appliances & sink with access to front & rear of the property.
- Bay windowed dining room with feature fire (could be used as further bedroom).
- Master bedroom with en suite shower room.
- Two further double bedrooms.
- Four-piece family bathroom with shower.
- Original features.
- Gas warm air central heating.
- Double glazing.
- Private garden to front.
- Extensive well-maintained south-facing rear garden.
- Alarm.
- Driveway leading to garage.
- Unrestricted on street parking.



# GENERAL DESCRIPTION

A superb traditional detached bungalow situated within the much sought after Greenbank district of the city within a short journey of Edinburgh City Centre and close to a wide range of local amenities in Morningside and Bruntsfield. The property offers substantial accommodation and though in need of some modernisation and redecoration, it offers excellent potential to be an ideal family home in a great location. Subject to usual planning consents there is potential to extend into the extensive attic space or perhaps to the rear.







## 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, DOUBLE OVEN, COOKER HOOD, FREESTANDING DISHWASHER AND FRIDGE/FREEZER WITHIN THE BREAKFASTING KITCHEN. WITHIN THE UTILITY ROOM THE AUTOMATIC WASHING MACHINE, TUMBLE DRYER AND FURTHER FREEZER, ALL TO BE INCLUDED IN THE FOR SALE PRICE. THERE WILL BE NO GUARANTEE GIVEN FOR ANY OF THE WHITE GOODS. THE GARDEN SHED AND GREENHOUSE WILL ALSO BE INCLUDED IN THE FOR SALE PRICE WHILE SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE FOR NEGOTIATION.



COUNCIL TAX BAND	G.
TRAIN STATION	APPROXIMATELY 2.5 MILES TO HAYMARKET TRAIN STATION.
AIRPORT	APPROXIMATELY 7.8 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 200 METRES.



Greenbank Road,  
Edinburgh,  
Midlothian, EH10 5RX

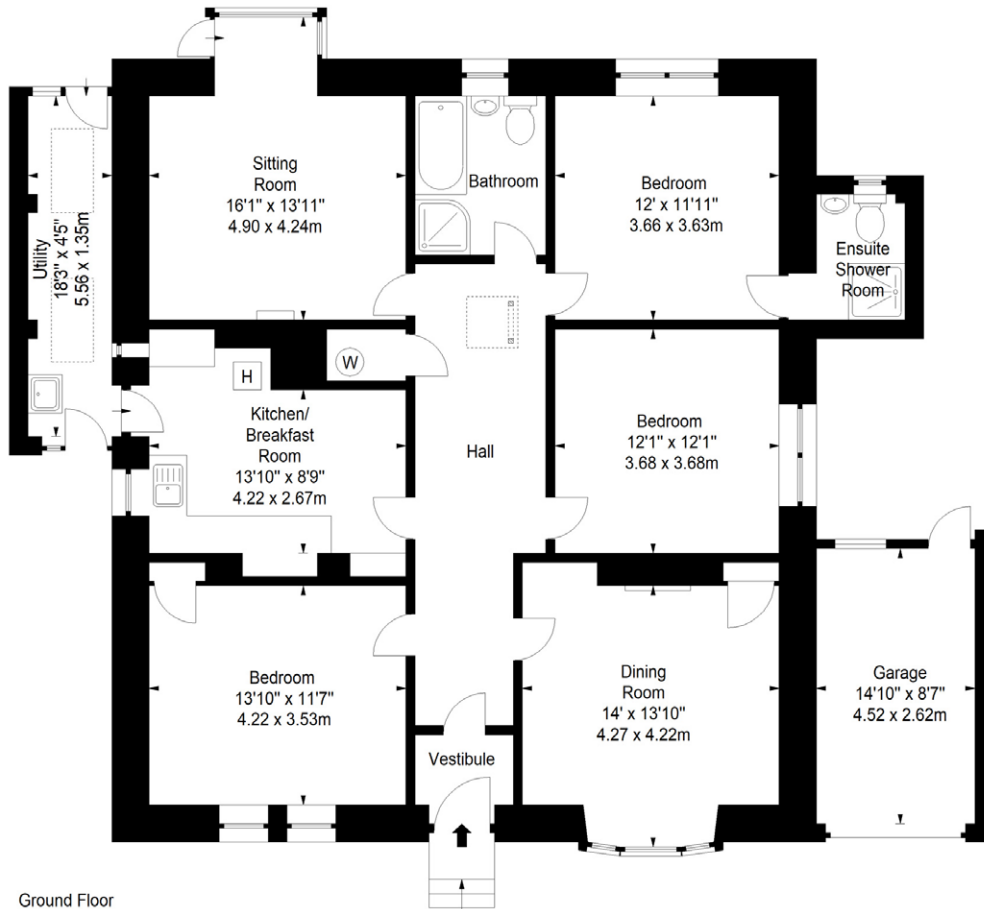


Approx. Gross Internal Area  
1491 Sq Ft - 138.51 Sq M

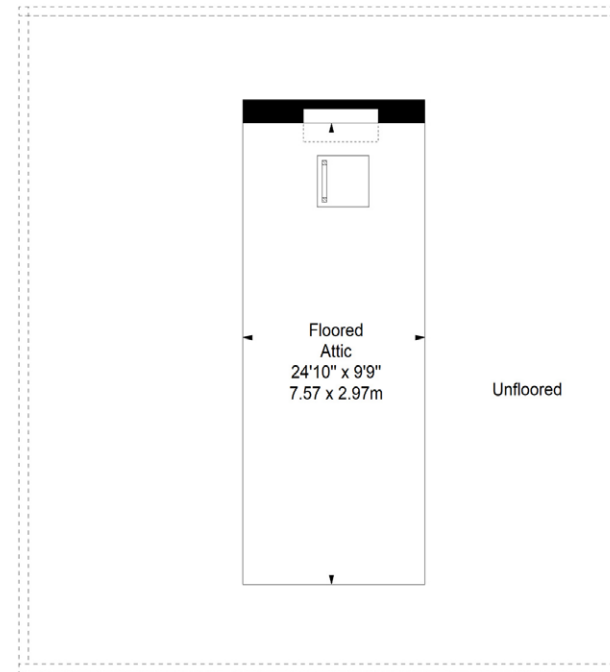
Attic  
Approx. Gross Internal Area  
244 Sq Ft - 22.67 Sq M

Garage  
Approx. Gross Internal Area  
129 Sq Ft - 11.98 Sq M

For identification only. Not to scale.  
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Ground Floor



First Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING D

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

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://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.