










Offers Over

**£735,000**

## 22 Greenbank Row

Greenbank | Edinburgh | EH10 5SY

A rare opportunity has arisen to purchase this extended detached bungalow, which is quietly situated in the popular residential district of Greenbank, to the south of the City Centre. Close to great local amenities and excellent transport links, this property offers versatile accommodation and would make a superb family home.

-  4 bedrooms
-  3 public rooms
-  2 bathrooms
-  Private front & rear gardens
-  Driveway
-  EPC rating – D
-  Council tax band- G



## Description

The well proportioned accommodation is laid out over two levels. You enter through an entrance vestibule into the welcoming hallway with understairs storage cupboard. The lounge is situated to the rear of the property and has an electric fire, shelved recess with storage under, and a bay window with a pleasant outlook over the garden. The breakfasting kitchen has a range of wall and base units, a door to the garden and leads into the dining room. From here you enter the family room which also has a door to the garden. There is a useful utility room offering more storage and a door to the side of the property. There are three bedrooms (one is currently set up as a study), and completing the accommodation on this level is the bathroom, with wooden panelling and a shower over the bath.

Moving upstairs, there is the principal bedroom with built in wardrobes, a door to the eaves storage and great views to the Pentlands, plus an en-suite bathroom.

The property further benefits from gas central heating (the boiler was replaced in 2022) and double glazing.





## Extras

All fixtures and fittings are included in the sale along with the electric hob and oven, fridge, freezer, dishwasher and shed.

## Gardens & Parking

A neat front garden with entrance gate and path welcomes you to the property, and there is a fully enclosed, south facing rear garden which is tree lined and laid to lawn with a patio, providing a lovely area for outdoor dining and relaxing in the warmer months, whilst also offering a safe space for children and pets to play. A driveway provides off street parking and there is ample unrestricted on street parking available.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

Greenbank is ideally situated near Morningside and Bruntsfield where a wide variety of cafés, bars, restaurants, bistros, independent shops, a luxury cinema, theatres and supermarkets can be found. Enjoying the outdoors couldn't be easier within the lovely green areas of Braidburn Valley Park and The Hermitage of Braid Country Home & Estate Nature Reserve or Blackford Hill, where delightful walks and superb views across Edinburgh can be enjoyed. The Pentland Hills Regional Park is a short drive away and offers walking, biking, pony trekking and skiing at Hillend snow sports centre. Craiglockhart Leisure Centre is also nearby and offers a gym, fitness classes and tennis courts. For the golf enthusiast, there are several courses in the surrounding area, including the Merchants of Edinburgh, Mortonhall and Braid Hills. Schooling is well catered for in the area from nursery to secondary level in both the public and private sectors and Edinburgh Napier University is a short drive away. Greenbank is well served by public transport with regular buses to and from the city centre, and the proximity of the City Bypass makes commuting fast and convenient.





Approx. Gross Internal Floor Area 175.87 Sq M / 1893 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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