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Fixed Price

**£660,000**

# 158 Greenbank Road

Greenbank | Edinburgh | EH10 5RN

A fantastic opportunity has arisen to purchase this impressive and spacious detached bungalow with extensive private garden and driveway, situated in the peaceful and sought-after south Edinburgh district of Greenbank, close to highly regarded schools and excellent local amenities. The property would undoubtedly appeal to families and offers buyers great potential to put their own stamp on it.

-  4 Bedrooms
-  2 Public Rooms
-  1 Bathroom & WC
-  Driveway
- Cellar
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - F



## Description

The property has been extended into the loft space to offer deceptively spacious accommodation with flexible use of the well-proportioned rooms. Whilst the property would now benefit from a degree of modernisation and upgrading, there is huge potential within the existing accommodation and ample scope to further extend the property to the side and rear subject to the usual planning and consents. The front door opens to an entrance vestibule leading to a central hallway with storage, the main reception room is a generous bay windowed room to the front with an electric fireplace. A second reception room, currently a dining room is positioned at the back of the property overlooking the rear garden with a staircase leading to the upper level. The fitted kitchen has a side door accessing a porch, giving convenient access out to the rear garden and cellar. It is fitted with a good range of wall and base units with eye-level oven, hob and fridge/freezer with the dishwasher and washing machine also included in the sale. There are two good sized double bedrooms, one at the front and the other one to the rear of the property and the family bathroom has a window to the side and is fitted with a white three-piece suite and over bath electric shower. Finally, leading to the upper floor there are two double bedrooms, a useful WC with vanity unit and ample eaves storage. Further benefits include gas central heating, double glazing, large cellar and bright garden room.





## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer, washing machine and dishwasher. The property will be sold as seen.

## Gardens, & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is mainly laid with areas of patio and lawn with mature trees and shrubs, creating the ideal environment for children to play and to enjoy outside dining/relaxing. There is also a bright and spacious garden room. To the front lies well maintained garden grounds together with a driveway providing off-street parking for multiple vehicles.

## Viewing

By appointment through Neilsons 0131 625 2222.





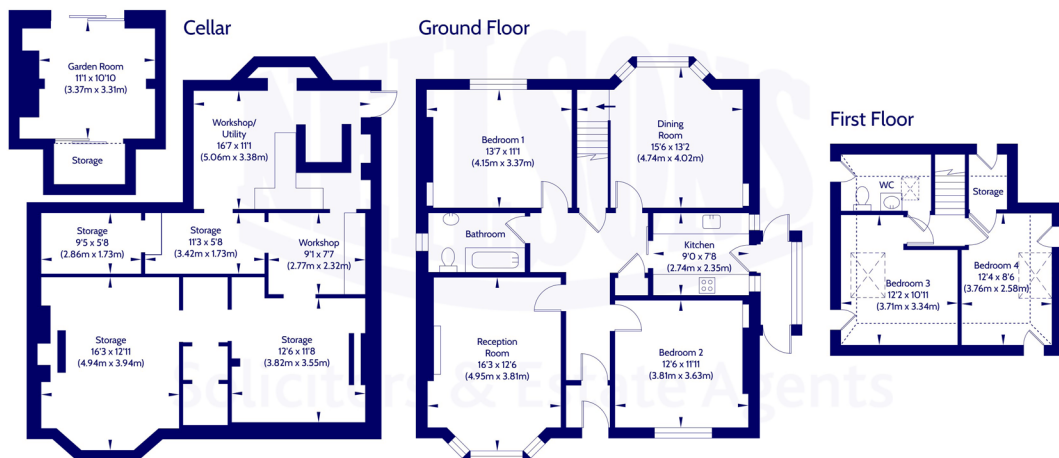
## Location

Greenbank is an attractive residential area, approximately 3 miles south of Edinburgh City Centre, bordered by the delightful Braidburn Valley Park. The area is popular with families thanks to highly regarded local schools, with this property in the catchment area for South Morningside Primary School and Boroughmuir High School, with a good choice of schools in the private sector also close at hand including George Watson's College. Local shops and services can be found within easy walking distance of the property with neighbouring Morningside offering a superb choice of amenities including independent shops and stores, cafes, restaurants, Waitrose & M&S Supermarkets, the Dominion Cinema and Churchill Theatre. Regular local bus services provide swift access to the city centre and surrounding areas and by car, the city bypass and A702 are within easy reach. A wide range of recreational facilities are available in the area including a choice of golf courses, Hillend Ski Centre, attractive woodland and hillside walks to the Hermitage of Braid and Braid Hills.





Approx. Gross Internal Floor Area Excl. Cellar 113.4 Sq M / 1220 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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