



25 Greenbank Crescent, Edinburgh, EH10 5TE



Welcome

Welcome to Greenbank Crescent, this substantial four bedroom semi-detached property with three reception rooms, two bathrooms offers excellent family accommodation, further benefits are gardens to the front and to the rear along with a driveway to the side. The property is ideally located in the sought-after Greenbank area of Edinburgh close to many local amenities, schooling and swift transport links. Presented to the property is good order throughout, given how rarely these property types become available, we would recommend an early viewing.

- Entrance vestibule, reception hallway.
- Front facing bay windowed living room.
- Two further reception rooms set to the rear of the property, one with direct garden access.
- Fully fitted kitchen.
- Four bedrooms.
- Wet room located on the ground level.
- Family bathroom located on the upper level.
- Attic rooms/storage accessed by a wooden staircase.
- Gas central heating.
- Double glazing.
- Private gardens front and rear, summer house and garden shed.
- Driveway to the side with further on street parking available.





Greenbank

Greenbank is a very popular area in the south of the city, in close proximity to Morningside which offers an excellent range of supermarkets, 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 very popular Dominion Cinema and Church Hill Theatre. The property is also well placed for open spaces including Braidburn Valley Park, Hermitage of Braid, The Braid Hills and Blackford Hill together with a number of golf courses and leisure facilities. There is easy access both into the City Centre via the numerous bus services and out of town to the city bypass and motorway network beyond.

Extras

The curtains, blinds and fitted floor coverings are included.






Get in touch

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

