

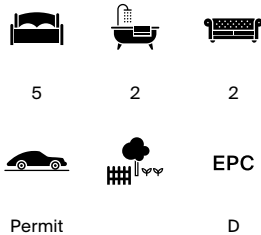


GREENHILL TERRACE

Greenhill, Edinburgh, EH10

A SUBSTANTIAL FIVE BEDROOM DOUBLE UPPER APARTMENT

Located in Greenhill.



Local Authority: The City of Edinburgh Council

Council Tax band: G

Tenure: Freehold

Offers Over: £760,000



DESCRIPTION

A stunning double upper in a prime location, this charming period property offers flexible accommodation across the first and second floors of a handsome Victorian terraced house. Showcasing an array of beautiful period details and generous proportions, it presents a fantastic opportunity for buyers looking to add their own personal touch to an already impressive home.

Accessed via a shared entrance, a wide private staircase leads directly to the first floor. The elegant drawing room features a large bay window with breathtaking views over The Pentlands, along with an array of period details, including working shutters, original flooring, a fireplace, an Edinburgh Press, and intricate cornicing. To the rear, the spacious kitchen/breakfast room enjoys an open outlook over the neighbouring gardens.

The property boasts five well-proportioned bedrooms—one on the first floor, accompanied by a shower room and WC, and four on the second floor, along with a family bathroom. Each room is bathed in natural light, retaining original features and enjoying leafy outlooks, while the front-facing rooms offer impressive hill views. There is also potential to create open-plan entertaining spaces on the first floor if desired.

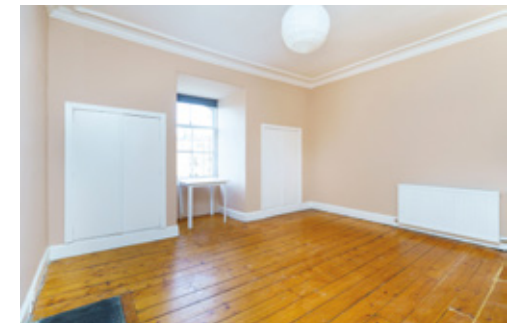
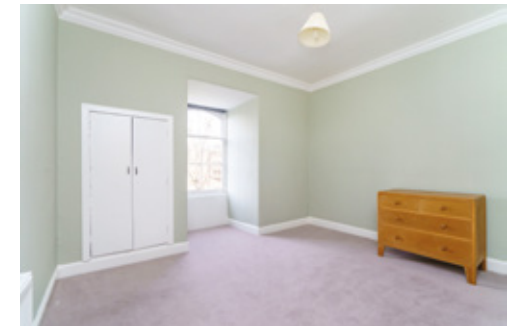
A graceful staircase, illuminated by a large skylight, adds to the home's sense of space and light. Externally, a south-facing front garden enhances the property's appeal. This is a rare opportunity to acquire a beautifully proportioned home where period character meets modern potential. With stunning views over The Pentlands and easy access to the shops, restaurants, and schools of Bruntsfield, this exceptional property offers an enviable combination of elegance and convenience.



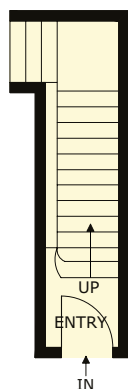
LOCATION

Greenhill Terrace is a quiet, leafy street situated in the heart of one of Edinburgh's most desirable, residential areas. The property lies in a conservation area just to the south of the city centre and is well placed for access to the city's retail and commercial districts. Morningside and Bruntsfield are within walking distance, both providing an excellent range of amenities, including Waitrose, Marks & Spencer's and a wide variety of fashionable bars and independent restaurants.

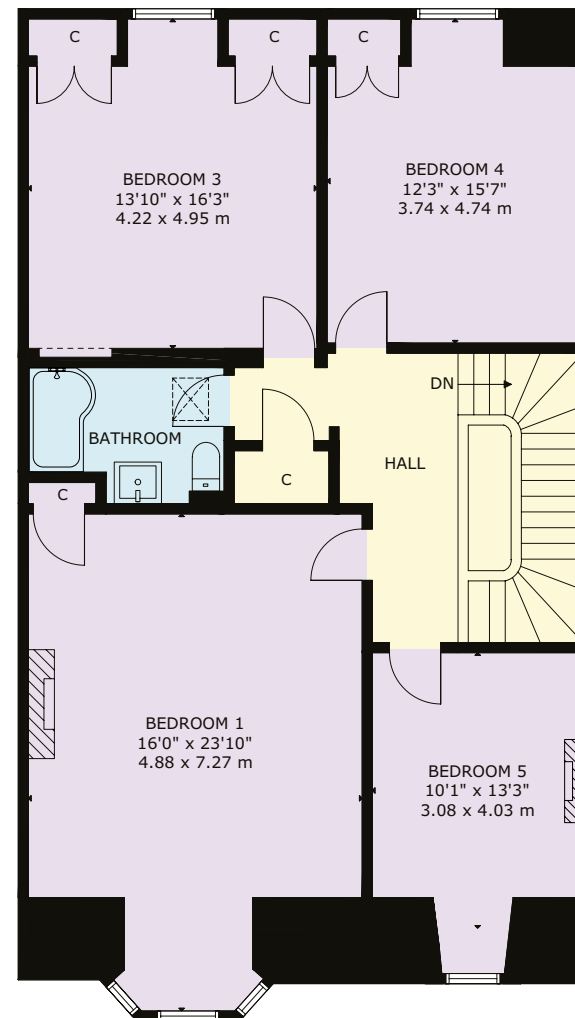
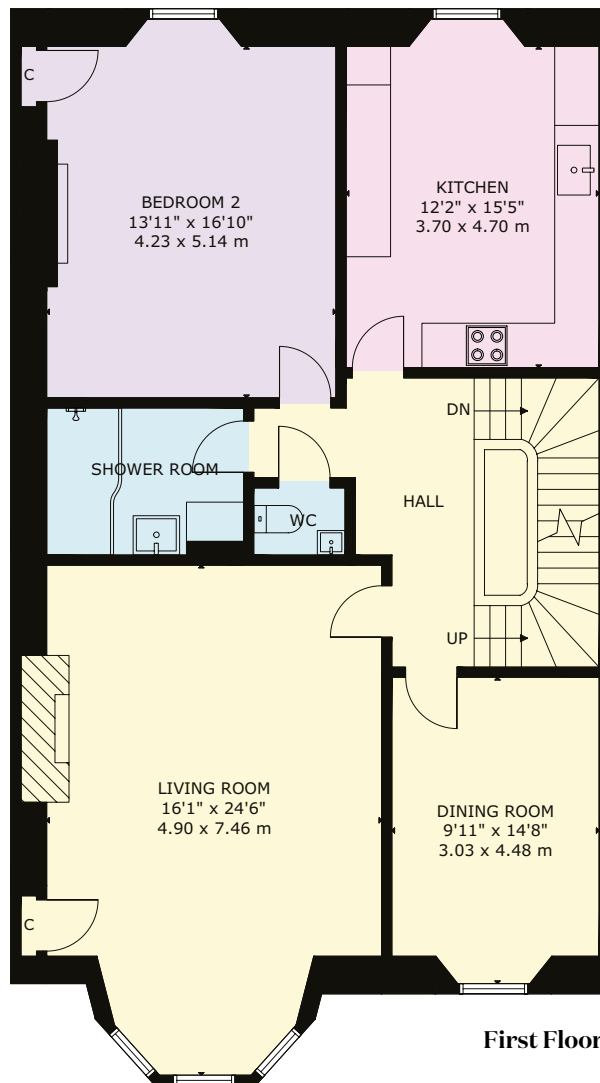
Local recreational facilities include the Dominion Cinema and the Churchill Theatre. Pleasant walks can be enjoyed around the Braid and Blackford Hills or across the Links and Meadows to the city centre. There is a good bus service in operation to many parts of the city, as well as easy access to the City Bypass and to Edinburgh International Airport.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



Approximate Gross Internal Area
2,444 SQ FT / 228 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/ funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

I would be delighted
to tell you more.

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