

Jardine Phillips
Solicitors • Estate Agents

GREENBANK

10 GREENBANK ROW
EH10 5SY



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EPC RATING: E

OFFERS OVER £725,000





RARELY AVAILABLE, VERY SPACIOUS, ORIGINAL TWO STOREY FIVE BED DETACHED HOUSE IN EXTREMELY POPULAR GREENBANK

Located in the catchment for the well renowned South Morningside Primary and Boroughmuir High Schools, this impressive property would make an ideal family home. The accommodation is flexible with three reception rooms, a shower room, a fifth bedroom/study/family room, kitchen/breakfast room, sunroom & utility room downstairs together with four bedrooms & a bathroom upstairs and an amazing south facing rear garden, garage & driveway - all making for a perfect residence. The property is well presented but there remains an opportunity to upgrade the kitchen to your own taste. Excellent transport links into nearby Morningside & all its amenities and on to the city centre, with easy access out to the surrounding countryside, the city bypass and the motorway network.

AREA

Greenbank is a prestigious area in the south of the city, very close to Morningside with its excellent range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. There is also a large Tesco store within walking distance. Local schooling is well-renowned and the property is in the catchment for South Morningside & St Peters RC Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities in Morningside, including a library, the very popular independent Dominion Cinema and Church Hill Theatre. There are also golf clubs, gyms & other leisure facilities available a short walk or drive away. The house is also well placed for lots of open spaces including Braidburn Valley Park, Hermitage of Braid, Braid Hills, Blackford Hill & Pond and the Pentlands. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

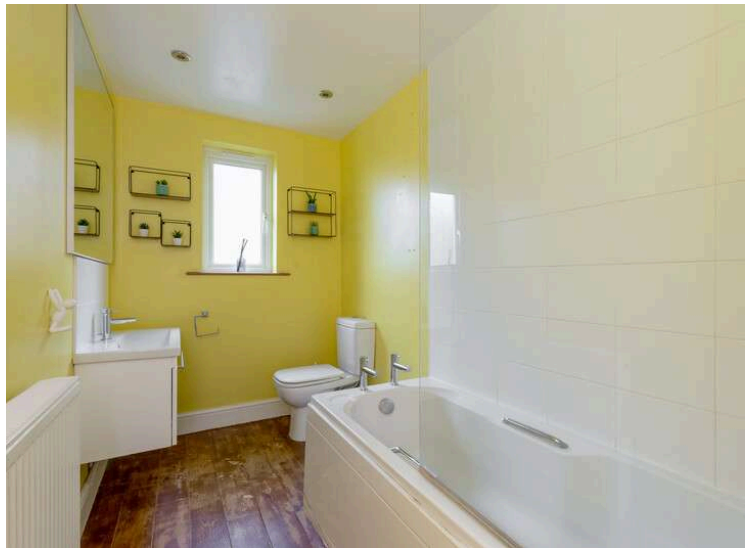
EXTRAS

The blinds/curtains, light fittings, freestanding cooker, cooker hood, dishwasher, freestanding fridge, washing machine, greenhouse & shed are included in the sale.

HOME REPORT VALUATION

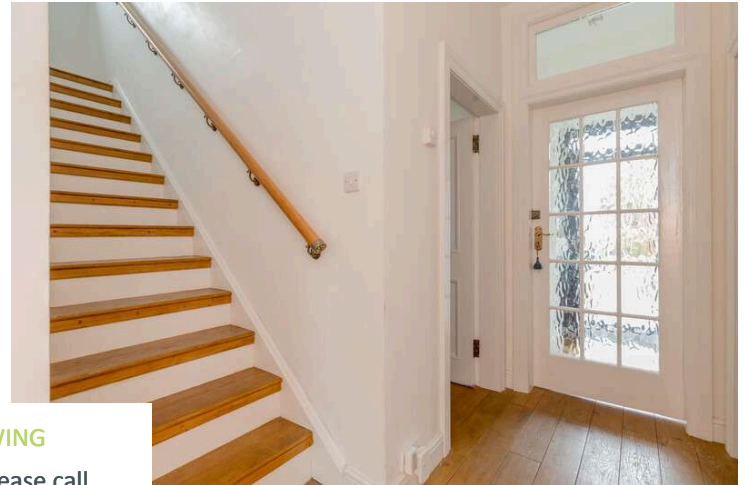
£750,000





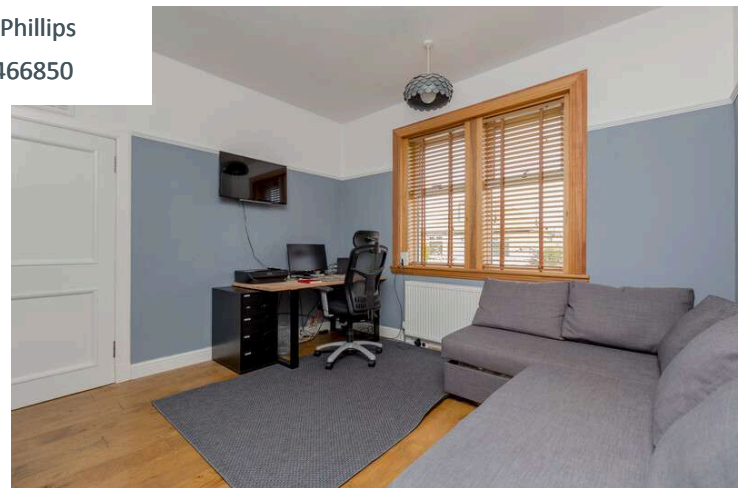
PROPERTY DESCRIPTION

- Entrance vestibule leading to hallway with storage
- Large, bright rear living room with feature fireplace, open shelving & sliding patio doors leading to the beautiful sunny rear garden
- Bay windowed dining room to front with feature fireplace & open shelving
- Good sized dual aspect kitchen/breakfast room with range of fitted units, a wooden island & appliances, now requiring updating with potential to extend into nearby rooms
- Rear sunroom leading out to the garden
- Handy utility room leading to storage room
- Downstairs bedroom five, currently used as a study/family room
- Downstairs shower room with large walk in shower, vanity sink unit & wc
- Four double bedrooms upstairs, all with mirrored fitted wardrobes
- Family bathroom with bath with shower over, vanity sink unit & wc
- Gas central heating and double glazed windows
- Well maintained, sunny, south facing rear garden with paved patio and large lawn surrounded by hedging, trees & shrubs
- Single garage, block paved driveway to front with EV charging point and unrestricted on street parking



VIEWING

By app Please call
Jardine Phillips
0131 4466850



Livingroom 16'6 x 13'5 (5.03 x 4.09m)

Dining room 11'11 x 11'11 (3.63 x 3.63m)

Kitchen/breakfast room 15'8 x 12'5 (4.78 x 3.78m)

Family room/bedroom 5 12' x 11'10 (3.66 x 3.61m)

Utility room 16'8 7'1 (5.08 x 2.16m)

Storage room 8'8 x 6'4 (2.64 x 1.93m)

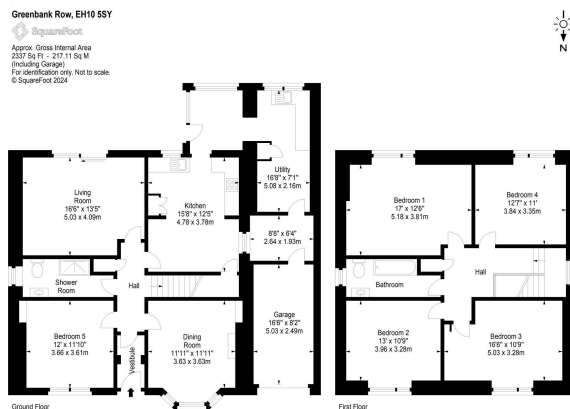
Bedroom 1 17' x 12'6 (5.18 x 3.81m)

Bedroom 2 13' x 10'9 (3.96 x 3.28m)

Bedroom 3 16'6 x 10'9 (5.03 x 3.28m)

Bedroom 4 12'7 x 11' (3.84 x 3.35m)

Garage 16'6 x 8'2 (5.03 x 2.49m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.