

Jardine Phillips
Solicitors • Estate Agents

GREENBANK

23 GREENBANK PARK
EH10 5SP



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EPC RATING: D

OFFERS OVER £550,000

PROPERTY DESCRIPTION

- Panelled hallway opening up to all the rooms with some cupboards and access to the loft space above which has been floored – perfect for storage or could be converted to provide further bedrooms/ bathroom
- Bay windowed living room with stained glass windows and feature fireplace
- Bay windowed principal bedroom with stained glass windows & Edinburgh press – currently used as a dining room
- Kitchen with wide range of fitted units & appliances and direct access outside
- Two further double bedrooms to the rear overlooking the garden, both with Edinburgh presses
- Bathroom with bath, sink & wc
- Gas central heating from boiler located in cupboard in the lounge and hot water storage cylinder located in the main roof void
- Timber framed single glazed windows
- Period features including wall panelling, stained glass windows, panelled doors, cornicing
- Expansive lawned rear garden surrounded by trees & shrubs & partly paved front garden with shrubs
- Driveway for off street parking leading to a single car garage & free on street parking



VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850



RARELY AVAILABLE ORIGINAL THREE BED DETACHED BUNGALOW NOW REQUIRING UPDATING IN VERY POPULAR GREENBANK

This is an exceptional opportunity to purchase an original three bed, one public room detached bungalow, ripe for refurbishment and extension subject to the usual consents. In the catchment for well renowned South Morningside Primary & Boroughmuir High Schools and an easy walk or bus ride to Morningside with its wealth of amenities, shops, cafes, bars & restaurants. Added to this there are great transport links into the city centre and a wide array of open spaces close by for stunning walks, making this a wonderful home for all the family or a perfect downsize.

AREA

Greenbank is an extremely popular suburb, located near the prestigious area of Morningside, in the south of the city, which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. 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 nearby, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses. The property is also well placed for lots of walks and open spaces including Braidburn Valley Park, Morningside Park, Hermitage of Braid, Braid Hills and Blackford Hill & Pond. There is easy access 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 electric cooker, fridge are included in the sale.

HOME REPORT VALUATION

£565,000



Sitting room	15' x 12'5 (4.57 x 3.78m)
Bedroom 1/dining room	15' x 12' (4.57 x 3.66m)
Kitchen	9'5 x 7'10 (2.87 x 2.39m)
Bedroom 2	14'6 x 13' (4.42 x 3.96m)
Bedroom 3	14'5 x 11' (4.39 x 3.35m)
Floored Attic	20'7 x 18'11 (6.27 x 5.77m)
Garage	17'11 x 9'1 (5.46 x 2.77m)

Greenbank Park, EH10 5SP

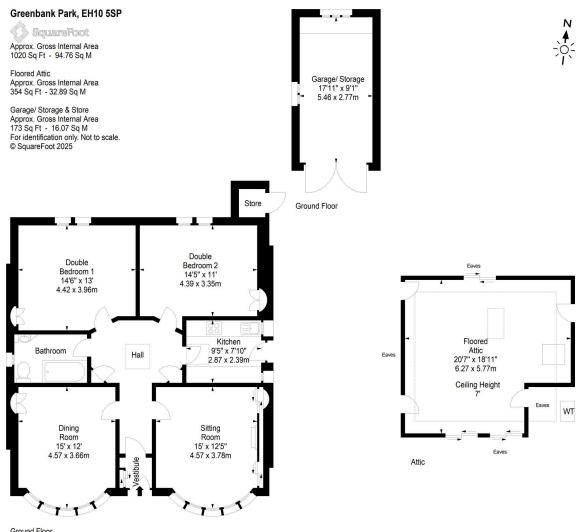


Approx. Gross Internal Area
1020 Sq Ft - 94.76 Sq M

Floored Attic
Approx. Gross Internal Area
354 Sq Ft - 32.89 Sq M

Garage/Storage & Store
Approx. Gross Internal Area
173 Sq Ft - 16.07 Sq M

For identification only. Not to scale.
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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 dosing date. The sellers reserve the right to sell without imposing a dosing 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.

