



94 Greenbank Road
GREENBANK | EDINBURGH | EH10 5RL



MURRAY
BEITH
MURRAY

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94 Greenbank Road is a bright, spacious and very attractive detached family home with versatile accommodation extending to approximately 170 sq m. Just minutes away from Morningside's boutique shops and amenities, the well-proportioned accommodation benefits from a fabulous extension to create a large and open kitchen/dining room, as well as benefitting from an enclosed west-facing rear garden with partially-covered decking and driveway parking to the front.

GROUND FLOOR: Entrance vestibule; welcoming hall with storage cupboards; sitting room with box-bay window and Edinburgh press; fabulous kitchen / dining room with a range of floor standing and wall mounted units, integrated appliances and bi-fold doors leading to the decking and rear garden; double bedroom 4 with Edinburgh press; family bathroom with white three-piece-suite; utility room with clothes pulley.

FIRST FLOOR: Landing with generously sized linen cupboard; principal bedroom with walk-in-wardrobe providing hanging and shelf storage; double bedroom 2 with built-in-wardrobes; double bedroom 3 with built-in-wardrobes; shower room with white three-piece suite.

Front garden with driveway parking and power point for electric car charging. Spacious and extremely well-presented west-facing rear garden with partially covered decking, lawn, vegetable plots and mature borders. The garden shed is included in the sale.

Driveway providing off-street parking; Unrestricted on-street parking.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen". All integrated appliances are included in the sale.

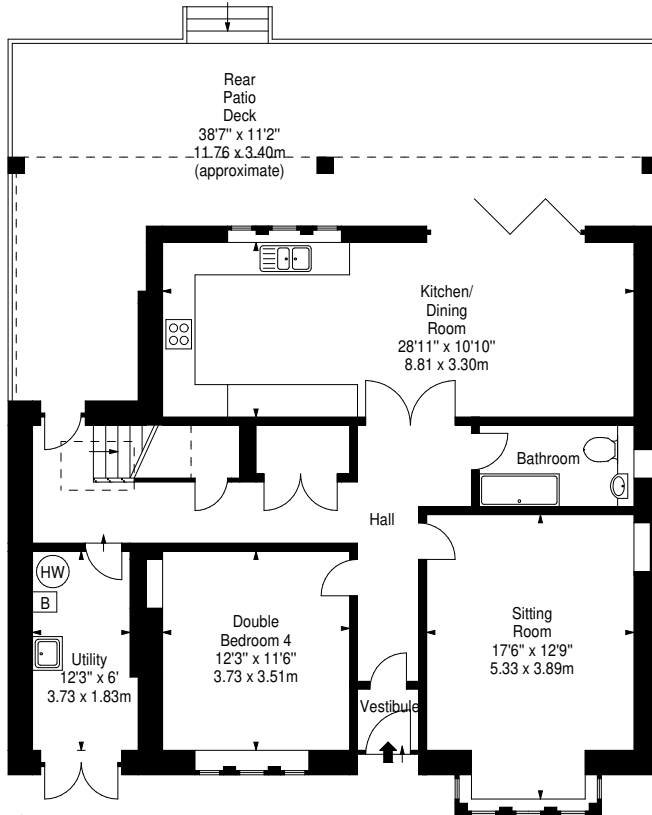




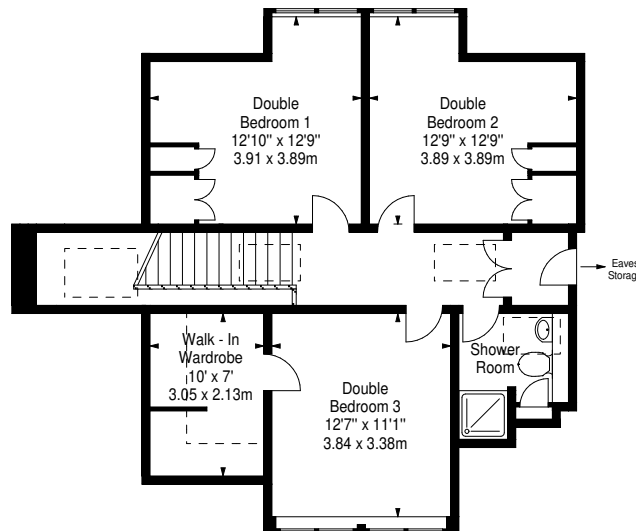
Greenbank Road,
Edinburgh, EH10 5RL



Approx. Gross Internal Area
1830 Sq Ft - 170.01 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

Location

Greenbank is one of Edinburgh's most sought-after residential areas, situated to the south of the city centre. A wide range of excellent amenities is available in Morningside, including both a Waitrose and Marks and Spencer food hall, a great selection of restaurants, bars and cafes, a cinema, theatre and other numerous boutique shops. Pre-school, primary and secondary schooling are all available nearby, as well as George Watson's College, George Heriot's school and Merchiston Castle school all also a short distance away. There are excellent leisure facilities close by with the Galleon Swimming and Fitness Centre and the Braid and Blackford hills for the outdoor enthusiast, providing delightful walks as well as both public and private golf courses. Also close at hand are the Morningside Library, the Dominion Cinema and the Church Hill Theatre. The city centre itself is easily accessible, as is the Edinburgh Bypass leading to the motorway network of central Scotland and Edinburgh's international airport.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.