



RALPH SAYER
SOLICITORS & ESTATE AGENTS

55 Greenbank Road

Greenbank, Edinburgh, EH10 5RX

55 Greenbank Road

Situated in desirable Greenbank, this traditional three-bedroom detached bungalow has two reception areas and is accompanied by a low-maintenance front garden, a large, southeast-facing rear garden, and excellent private parking. Greenbank itself is home to reliable amenities and enjoys a wealth of green space, including Braidburn Valley Park, the Hermitage of Braid and Blackford Hill Local Nature Reserve, and Craiglockhart Hill East, whilst the very heart of the city is just over three miles away.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Property Summary

- Traditional detached bungalow in Greenbank
- Opportunity for modernisation and upgrades
- Entrance vestibule and hallway
- Southeast-facing living room with patio doors onto garden
- Dining room with double doors into kitchen
- Three well-proportioned double bedrooms (one with built-in storage)
- Bright three-piece shower room
- Low-maintenance front garden
- Large, leafy and southeast-facing rear garden
- Attached single garage and private driveway
- Gas central heating and double glazing
- EPC Rating - E | Council Tax Band - G
- Home Report Value - £570,000







Southeast-facing living
room with patio doors
onto garden and a
dining room with double
doors into kitchen







Three well-proportioned
double bedrooms and
a bright three-piece
shower room





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

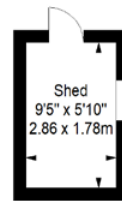
 **CHARTERED FIRM**

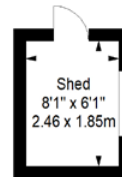
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

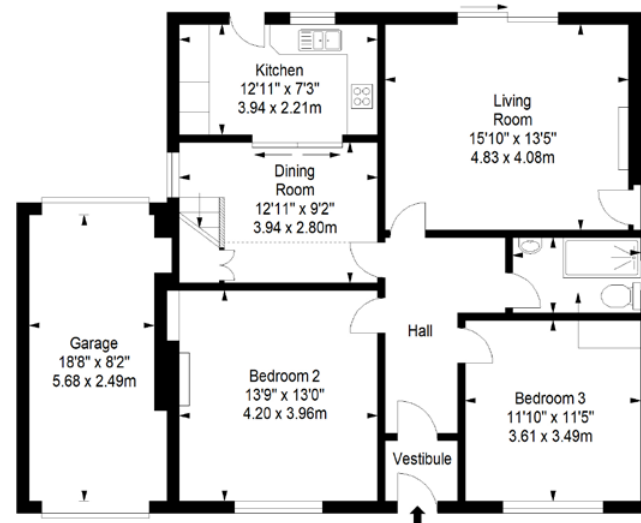
Shed
Approx. 5.1 sq. metres (54.9 sq. feet)



Shed
Approx. 4.6 sq. metres (49.5 sq. feet)



Ground Floor
Approx. 103.7 sq. metres (1116.3 sq. feet)



Total area: approx. 142.6 sq. metres (1535.0 sq. feet)

First Floor
Approx. 29.2 sq. metres (314.3 sq. feet)

