



**102 Greenbank Road,
Greenbank, Edinburgh, EH10 5RL**

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance vestibule.
- Reception hall with storage.
- Good-sized living room to rear with feature fireplace.
- Patio doors to rear garden.
- Kitchen with storage & access to floored attic.
- Access to rear garden.
- Bay-windowed double bedroom to front with original feature fireplace.
- Further double bedroom with fitted bedroom furniture.
- Third double bedroom.
- Bathroom with shower attachment.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway leading to garage.
- Pathway to side
- Extensive enclosed garden to rear.
- Excellent development potential to rear & into attic space (subject to the usual planning consents).



GENERAL DESCRIPTION

A detached bungalow in the prestigious Greenbank district of the city, a short journey to the south of the city centre and close to an excellent range of local amenities. The property is in a great catchment area for schools, whilst there are also well renowned private schools in the area too and would make an ideal family home in a great location. In need of modernisation and redecoration, the property offers excellent to any purchaser.

COUNCIL TAX BAND
TRAIN STATION

F.
APPROXIMATELY 1.7 MILES TO SLATEFORD TRAIN STATION.
APPROXIMATELY 2.5 MILES TO HAYMARKET TRAIN STATION.

AIRPORT
BUSES

APPROXIMATELY 7.9 MILES TO EDINBURGH AIRPORT.
WITHIN 300 METRES.

LOCATION

Greenbank is one of Edinburgh's most desirable and established residential districts, prized for its peaceful leafy surroundings and excellent proximity to the city centre. Situated to the south of the city, the area is renowned for its attractive mix of traditional homes, quiet residential streets and abundance of green open spaces. Residents enjoy a superb range of local amenities including independent cafés, shops and supermarkets nearby in Morningside and Bruntsfield, while excellent schooling options are available in both the state and private sectors. The area is also exceptionally well placed for outdoor recreation, with the Hermitage of Braid, Blackford Hill and the Braid Hills all within easy reach, offering beautiful walking and cycling routes. Greenbank benefits from excellent public transport connections into Edinburgh city centre, the City Bypass and beyond, making it an ideal location for commuters while still retaining a tranquil suburban atmosphere. Combining convenience, greenery and a strong sense of community, Greenbank remains a highly sought-after location for families and professionals alike

EXTRAS:
THE PROPERTY WILL BE SOLD AS SEEN AND THERE WILL BE NO GUARANTEES GIVEN FOR ANY WHITE GOODS, ELECTRICS OR HEATING SYSTEM.







**ENERGY PERFORMANCE
CERTIFICATE RATING D**

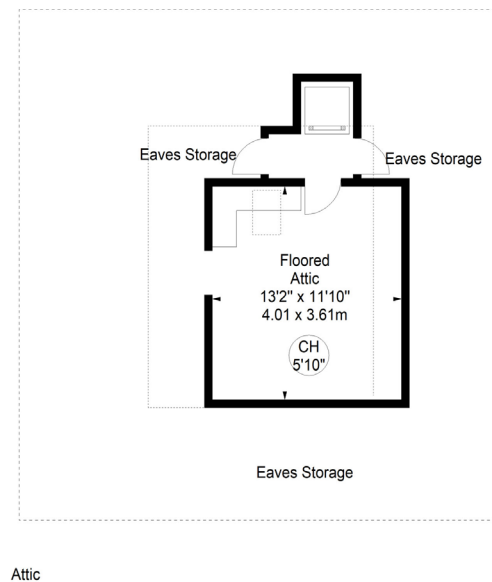
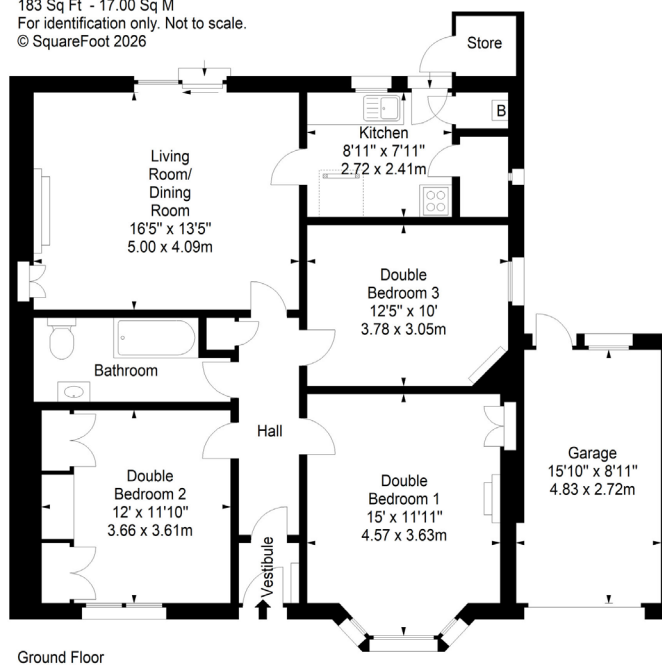
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Approx. Gross Internal Area
943 Sq Ft - 87.60 Sq M
Garage & Store
Approx. Gross Internal Area
150 Sq Ft - 13.94 Sq M
Floored Attic
Approx. Gross Internal Area
183 Sq Ft - 17.00 Sq M
For identification only. Not to scale.
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Key :-

CH : Ceiling Height



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WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.