NEILSONS

Solicitors & Estate Agents



Fixed Price

£449,950

21 Greenbank Terrace

Greenbank | Edinburgh | EH10 5RA

Superb opportunity to acquire this charming and rarely available two-bedroom main door lower villa, ideally positioned within the sought-after Greenbank area. Situated within easy walking distance of all that Morningside has to offer, together with excellent school catchments and convenient city-wide transport links, the property offers generously proportioned accommodation with attractive period features and private gardens to both the front and rear. An excellent purchase for professionals, growing families and those looking to downsize.

- 2 bedrooms
- 2 public rooms
- 1 bathroom
- Private gardens
- On-street parking
- EPC Band - C
- Council Tax Band - E



Description





A welcoming entrance vestibule leads into the hallway, providing access to the accommodation. The bright and spacious bay-fronted lounge is a lovely space to relax and unwind, featuring an attractive open fireplace, decorative cornicing and a useful shelved cupboard. The rear-facing dining room benefits from a further open fireplace and handy storage cupboard and flows through to the well-appointed kitchen, which is fitted with a range of integrated appliances. Subject to the necessary consents, there is fantastic potential to create an open-plan kitchen/dining space, offering greater flexibility for modern living and entertaining. The generously proportioned principal double bedroom enjoys a quiet rear-facing outlook and offers ample space for a range of freestanding furniture. Bedroom two is another comfortable double room, featuring an open fireplace and plenty of space for additional furniture. The room also offers further flexibility, with scope for use as a guest bedroom, nursery, home office or dressing room if preferred. The stylish bathroom is partially tiled and fitted with a shower over the bath and heated towel rail. An impressive skylight allows natural light to flood the space.

Further benefits include gas central heating, with a new boiler installed at the end of 2025, together with traditional sash-and-case style windows and secondary glazing to the front windows.

Gardens & Parking

Externally, the property benefits from private gardens to both the front and rear. The elevated front garden is laid mainly to chipstone, with a central pathway leading to the entrance. The rear garden is a real suntrap, featuring a lawn, patio area, storage shed and outdoor tap, providing an excellent space to relax and enjoy the outdoors. On-street parking is available within the surrounding area.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, hood, and dishwasher, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Please note that the integrated microwave is no longer operational and would require replacement.



Viewing

By appointment through Neilsons 0131 625 2222.



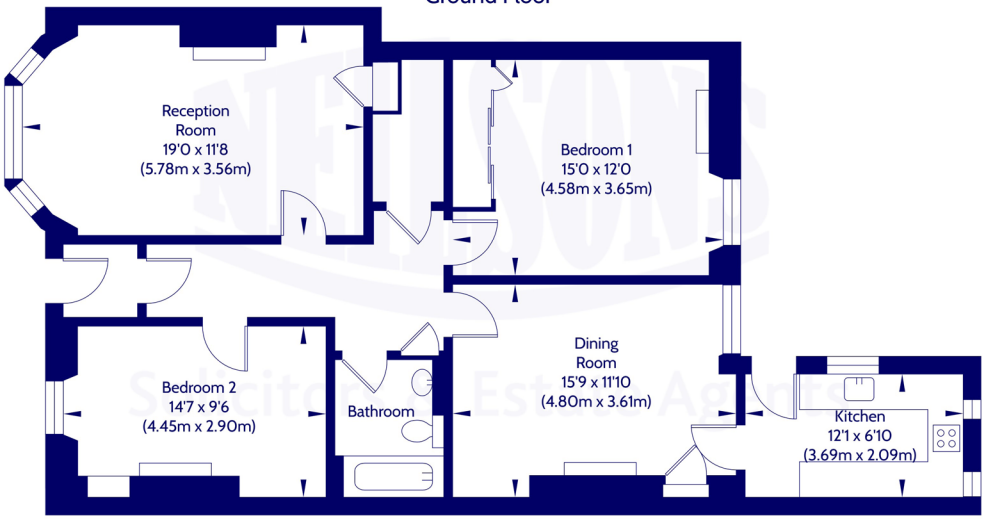


Location

Greenbank is ideally situated near Morningside and Bruntsfield where a wide variety of cafés, bars, restaurants, bistros, independent shops, a luxury cinema, theatres and supermarkets can be found. Enjoying the outdoors couldn't be easier within the lovely green areas of Braidburn Valley Park and The Hermitage of Braid Country Home & Estate Nature Reserve or Blackford Hill, where delightful walks and superb views across Edinburgh can be enjoyed. The Pentland Hills Regional Park is a short drive away and offers walking, biking, pony trekking and skiing at Hillend snow sports centre. For the active type, Craiglockhart Leisure Centre is nearby and offers a gym, fitness classes and a tennis centre. For the golf enthusiast, there are several courses in the surrounding area, including the Merchants of Edinburgh, Mortonhall and Braid Hills. Schooling is well catered for in the area from nursery to secondary level in both the public and private sectors and Edinburgh Napier University is a short drive away. Greenbank is well served by public transport with regular buses to and from the city centre, and the proximity of the City Bypass makes commuting fast and convenient.

Approx. Gross Internal Floor Area 93 Sq M / 1001 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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