

campbell
smith

6 Greenbank Place,
Edinburgh,
EH10 6EP



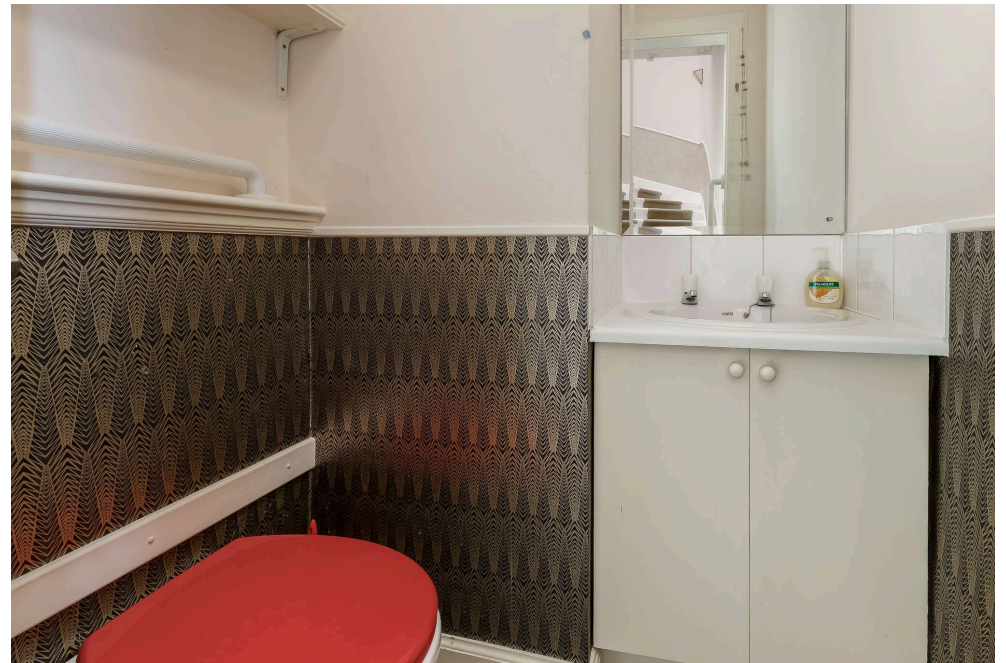
- Ideal opportunity to create a bespoke family home offering generous, versatile accommodation
- Traditional mid terraced villa requiring modernisation
- Many original features
- Entrance vestibule
- Reception hall with deep storage cupboard
- Bay window sitting room
- Rear facing dining room
- Kitchen
- Utility room
- Downstairs wc
- 4 double bedrooms including 1 downstairs bedroom with French doors
- Upstairs bathroom with shower over bath
- Attic
- Gas central heating
- Walled south facing rear garden

Offers Over : £665,000

espc / rightmove / Zoopla / s1homes.com / f / X

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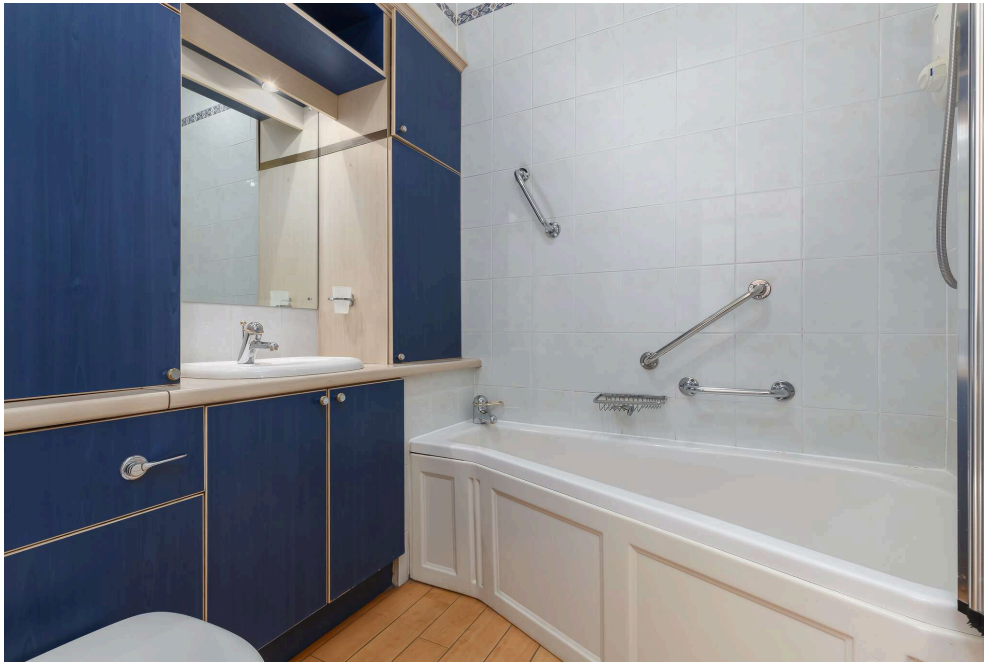












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Approx. Gross Internal Area
1613 Sq Ft - 149.85 Sq M
For identification only. Not to scale.
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- Extras
The white goods in the kitchen & utility, plus the shed are included. No warranty is given regarding the services, systems or any appliances

- Buses
Comiston Road - 5, 11, 15, 16, N11, N16

- Shops
Comiston Road, Morningside Road inc Waitrose, M&S Simply Food & Sainsburys

- Schools
South Morningside PS, St Peter's RC PS, Boroughmuir HS, St Thomas of Aquin's RC HS. The property is conveniently placed for George Watson's College

- Parking
Council residents permit

- Council Tax Band - G

- EPC - C

- Factor
None

- Viewing
Telephone Campbell Smith on 0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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