

COULTERS[©]

GREENBANK PL

4 GREENBANK PLACE

MORNINGSIDE, EDINBURGH, EH10 6EP

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Set within the Morningside conservation area, this elegant end-terraced Victorian villa has been comprehensively renovated to an exceptional standard, successfully combining the character and proportions of a traditional period home with the comfort and convenience of modern living.

Arranged over two levels and complemented by a south-west facing rear garden, garage and private driveway, the property offers beautifully presented family accommodation in a highly sought-after setting.



A traditional entrance vestibule opens into a welcoming hallway where original features immediately set the tone, including high ceilings and an impressive staircase with stained glass window. To the front, the elegant bay-windowed sitting room enjoys excellent proportions and retains a beautiful fireplace, intricate cornicing and an Edinburgh press. Across the hall, a second reception room provides excellent versatility and could equally serve as a family room, formal dining room or fourth bedroom.

KEY FEATURES



Beautifully renovated end terraced property.



Versatile layout with four bedrooms available.



Fully enclosed private garden.



Garage and private gated driveway.



Excellent schools nearby.



Highly sought after Morningside location.



EPC Rating - D



Council Tax Band - G





To the rear of the house, the stunning kitchen has been newly installed and is complemented by a full range of brand-new integrated appliances. A large utility room is also fitted with further brand-new appliances and provides direct access to the garden. A stylish family bathroom and a cloakroom off the hall adds to the practicality of the ground floor accommodation.

Upstairs, accessed from the half-landing is beautifully bright conservatory which makes a perfect home office or reading room. The upper floor hosts three generous double bedrooms, all enjoying attractive outlooks and excellent proportions. A contemporary shower room completes the accommodation.



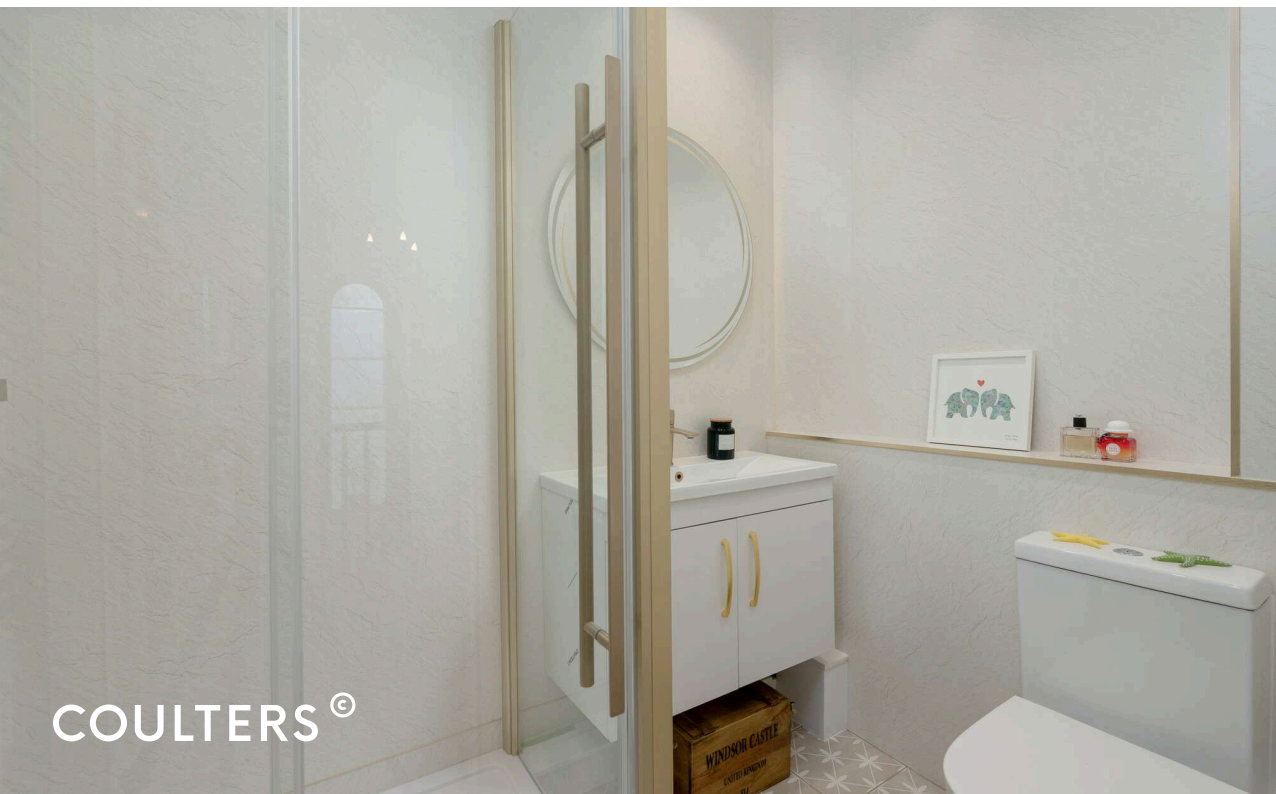


MORE INFORMATION

The private garden to the rear is south-west facing and wonderfully private, providing a lovely outdoor space with mature planting, established borders and sheltered seating areas to enjoy the sun.

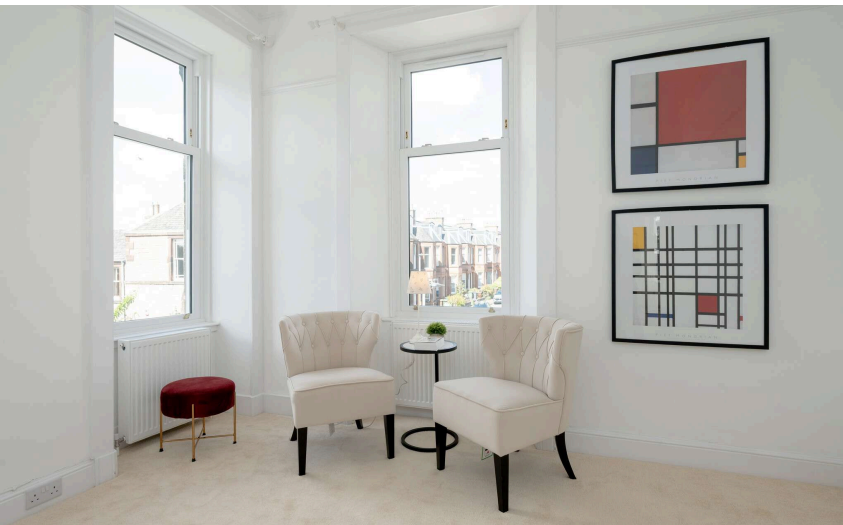
Rarely available in this location, the property also benefits from a large garage with power and light, while a private driveway offers valuable off-street parking.

All new double glazing has been fitted within the home and there is modern gas central heating.



EXTRAS

All fixtures and fittings, including curtains, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available by separate negotiation.







THE LOCAL AREA

Morningside is one of Edinburgh's most fashionable and sought-after residential areas, situated just southwest of the city centre. The area offers an exceptional range of local amenities, including an outstanding choice of cafes, bars, restaurants, bistros, independent shops, galleries and boutiques.

Morningside retains a distinctive village-like atmosphere, while also boasting the famous Dominion Cinema, several theatres and major supermarkets including Waitrose and M&S. Nearby, the Hermitage of Braid, Blackford Hill and Braidburn Park provide extensive green spaces, Mortonhall Tennis Club is just around the corner and golfers are well catered for with courses at The Merchants, Mortonhall and the Braid Hills Golf Centre.



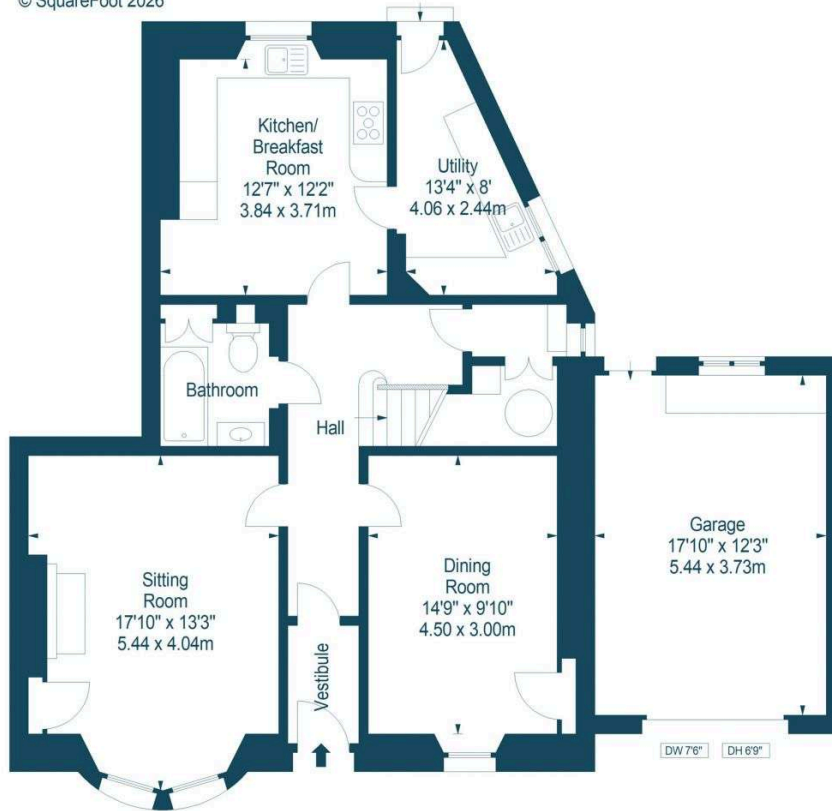
Morningside is well-situated for access to Napier University and the University of Edinburgh, both within walking distance. There are highly regarded primary and secondary schools in the area including South Morningside Primary School (less than a five minute walk away) and Boroughmuir High School. George Watson's College is also situated close by. Multiple bus routes travel up Morningside Road towards the City Centre and there are extensive walkways and cycle routes available.

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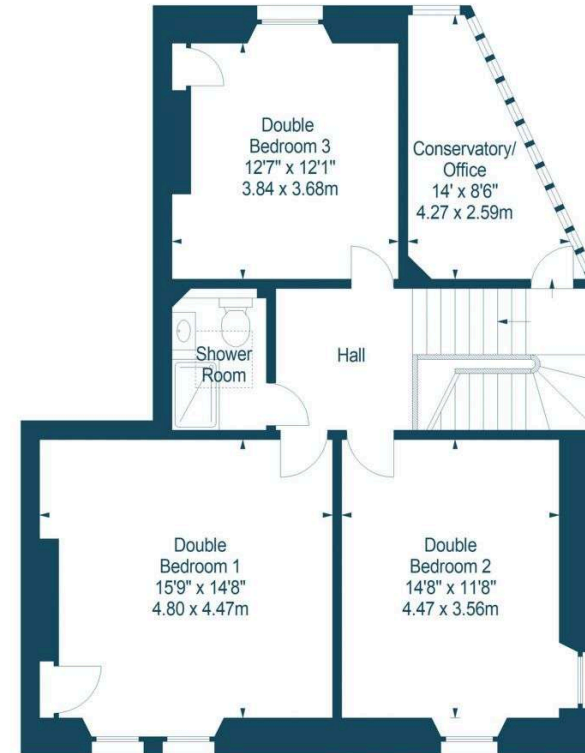


Approx. Gross Internal Area
1704 Sq Ft - 158.30 Sq M
Garage
Approx. Gross Internal Area
221 Sq Ft - 20.53 Sq M
For identification only. Not to scale.
© SquareFoot 2026

Key :
DW - Door Width
DH - Door Height



Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.