



31 Greenbank Park, Edinburgh, EH10 5SP



## Welcome

Welcome to Greenbank Park, a well-proportioned three-bedroom detached bungalow occupying a generous plot within the highly sought-after Greenbank area of Edinburgh. This charming home offers bright and spacious accommodation throughout, complemented by stunning mature gardens, a private multi vehicle driveway and garage, making it an ideal purchase for families, or those seeking peaceful suburban living within easy reach of the city centre. One of the standout features of the property is the extensive attic space, which offers exceptional scope for further development and conversion, subject to the usual planning permissions and building consents. Externally, the property is surrounded by beautifully maintained gardens to the front and rear, ideal for outdoor dining and relaxation. A private driveway provides off-street parking and leads to a detached garage offering excellent storage or workshop potential. Presented to the market in good order throughout, we would recommend an early viewing

- Welcoming reception hallway
- South facing living room
- Formal dining room with direct access to the garden
- Fully fitted kitchen
- Three bedrooms
- Bathroom comprising WC, wash hand basin, bath with shower over
- Hatch to the generous attic space accessed by a fixed ladder
- Gas central heating and double glazing
- Beautiful gardens front and rear with shed and greenhouse
- Garage with multi vehicle driveway
- Outbuilding - housing the boiler
- On street parking available





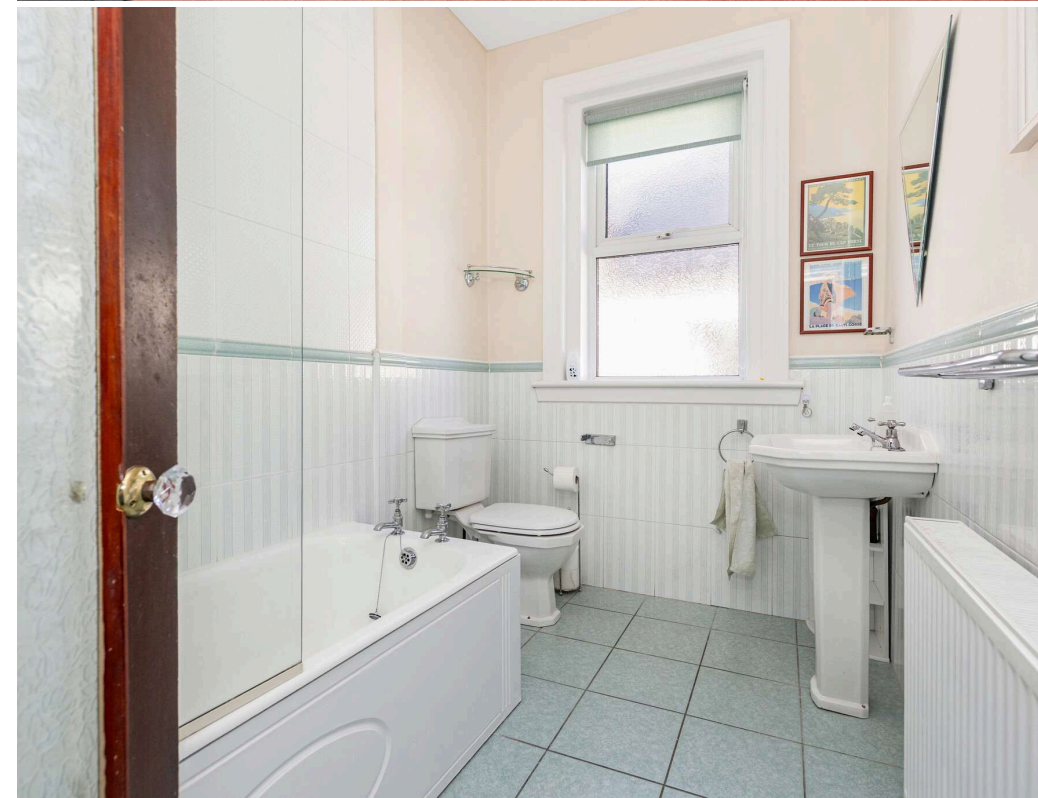


## Greenbank

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 white goods, burglar alarm, wardrobes in the bedrooms, light fittings, blinds and fitted floor coverings are included.





# Get in touch

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

