



29 Greenbank Road, Edinburgh, EH10

Offers Over £750,000

REVERE

Key Features

- Situated in Edinburgh's highly desirable Greenbank
- Bespoke L-shaped kitchen
- South-facing dining
- Dedicated Barbecuing area and a Pizza Oven
- Log-Burning Stove
- Driveway and Garage ensure ample off-street parking
- Three Double Bedrooms



Situated in Edinburgh's highly desirable Greenbank, just minutes from the vibrant amenities of Morningside, expansive green spaces, and highly regarded schools, this exceptional four-bedroom detached home offers an outstanding opportunity.





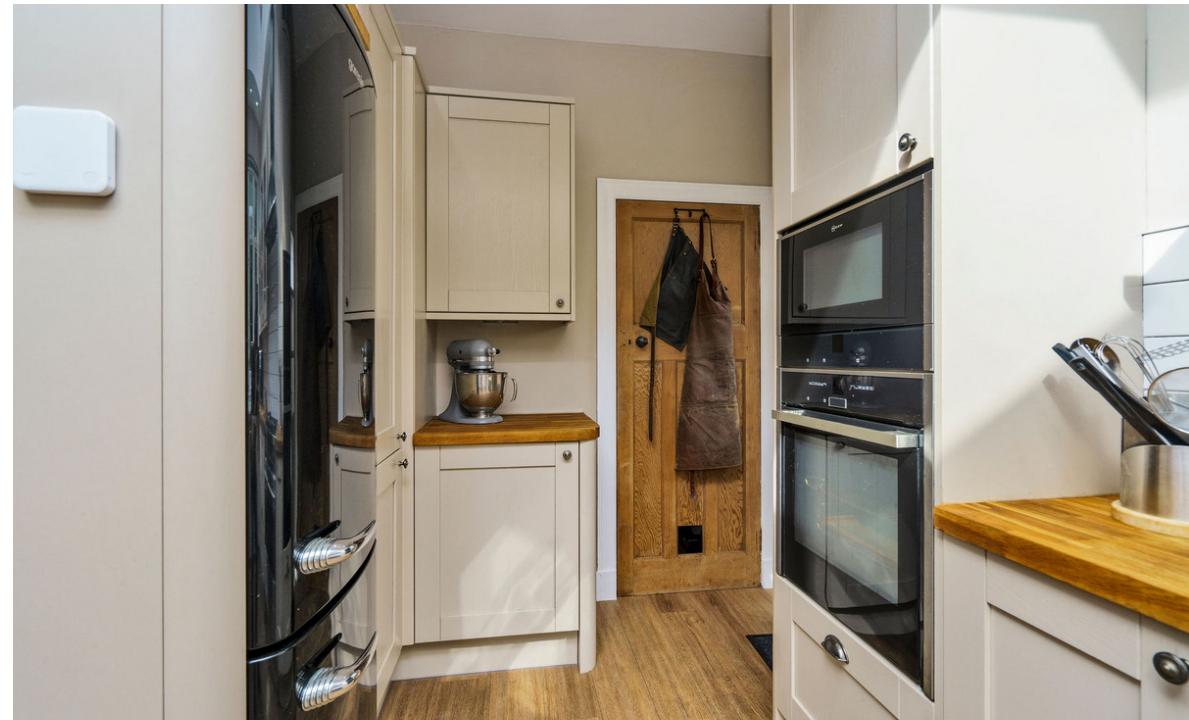
From Greenbank Road, a set of steps guides you past a well-kept mature garden that borders the driveway and garage, leading to the front door. A single door and glazed panel open from the entrance vestibule into an elegant, light-filled hallway featuring handsome karndean flooring and a soft, soothing colour palette.

Directly ahead, the spacious living room continues the refined aesthetic, creating a warm and inviting space ideal for relaxation and family time. A log-burning stove, set as a striking focal point, adds to the room's cosy ambience.

Flowing seamlessly from here, the south-facing dining kitchen is a true highlight of the home. Bathed in natural light from a dramatic cupola and full-width bi-fold doors opening to the rear garden and alfresco dining area, this space is perfect for day-to-day living and entertaining.

The bespoke L-shaped kitchen, nestled beneath expansive skylights, makes the most of its generous proportions and leads externally to the side of the property. It features natural-toned wall and floor cabinetry, butcher block worktops, and a range of high-spec integrated appliances, including a stainless-steel range cooker with a metro-tiled splashback, extractor hood, and eye-level oven and grill. An adjoining utility room offers additional storage and convenience.

Positioned to the front of the ground floor, a bay-windowed double bedroom, currently styled as a second living area by the current





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2012/EP/EC		England, Scotland & Wales	EU Directive 2012/EP/EC

Environmental Impact (CO ₂) Rating		Current
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2012/EP/EC		England, Scotland & Wales