

102/4 Greenbank Drive

Greenbank, Edinburgh, EH10 5GB

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Spacious apartment with 2 double bedrooms, in highly sought-after convenient location

- Spacious sitting/dining room
- Well equipped breakfast kitchen
- Principal bedroom with en-suite bathroom
- Further double bedroom
- Family bathroom with white suite
- Excellent, quiet convenient location
- Allocated parking space
- Well maintained factored grounds
- Double glazing
- Gas central heating

Offers Over: **£375,000**

F C Freehold

Further information can be found in the home report.

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About the Property

Quietly situated within the highly desirable Greenbank area, this generously proportioned ground floor flat offers exceptionally spacious and flexible accommodation extending to approximately 94.9 sqm (1,021 sqft).

The property provides well-balanced accommodation throughout, consisting of a welcoming hallway giving access to the generous bay-windowed sitting/dining room providing a comfortable and versatile space for both relaxing and dining. The kitchen/breakfast room is well-appointed and comes complete with integrated appliances.

There are two well-proportioned double bedrooms. The principal bedroom is particularly spacious and benefits from an ensuite bathroom and excellent storage provision. There is a further double bedroom and a family bathroom completes the accommodation.

Externally the grounds are very well maintained, there is an allocated parking space and a secure

Extras

All fitted floor coverings, blinds, curtains, light fittings, integrated - gas hob, oven, extractor hood, dishwasher, washing machine and fridge/ freezer. No warranties or guarantees will be given in relation to appliances.

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Location

Greenbank is a popular residential area approximately 4 miles south of Edinburgh's city centre, within the immediate vicinity are a choice of golf courses at both the Braids and Craiglockhart, other nearby leisure amenities include the Midlothian Snowsports Centre and the Pentland Hills. A variety of pleasant walks can be enjoyed at Blackford Hill, Braid Hills, Hermitage of Braid, Craiglockhart and Braidburn.

Morningside is close by and offers a wealth of social and recreational amenities including numerous shops, bars and restaurants. Napier University and The Kings Buildings are also within easy reach.

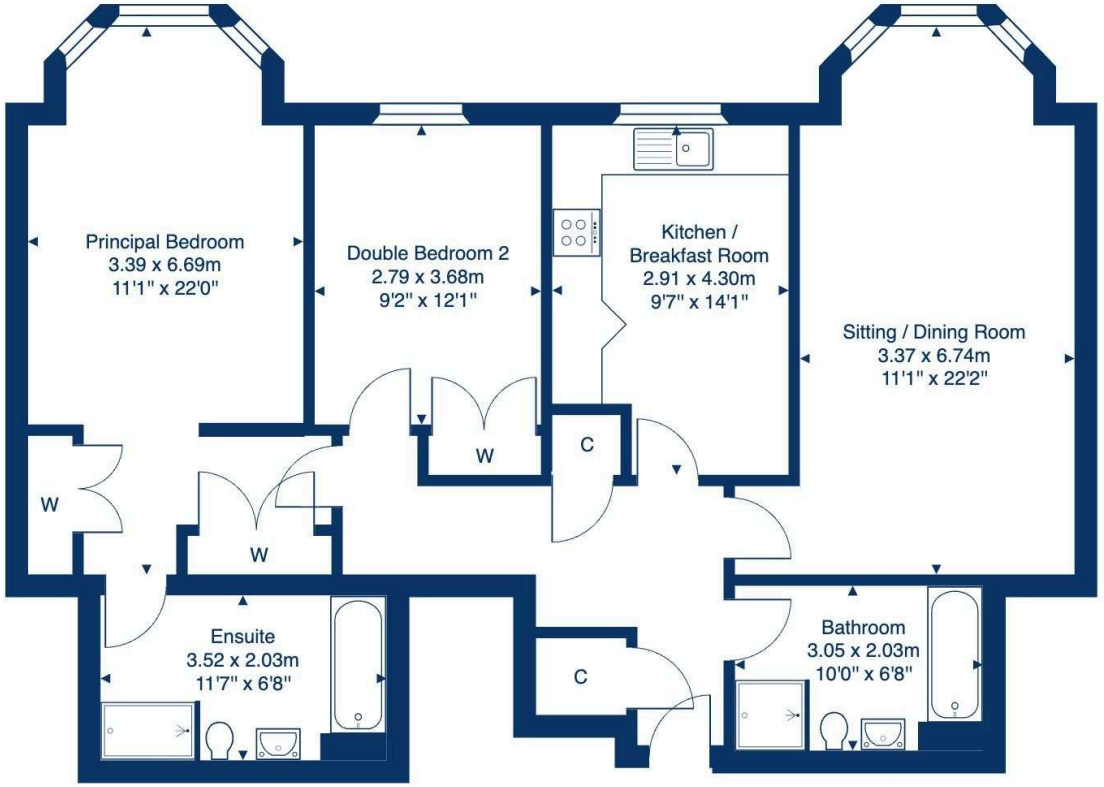
Its proximity to the City Bypass makes it ideal for the commuter with easy access to the M8, M9 and Edinburgh International Airport. There are also numerous buses that provide easy access in and around the city. Excellent schooling is represented in both the state and private sector.

Management

The property is factored by Trinity Factors and the cost is approximately £115 per month and includes buildings insurance.

Floor Plan

102/4 Greenbank Drive, Edinburgh, EH105GB



Ground Floor



Total Area: 94.9 m² ... 1021 ft²

All measurements are approximate and for display purposes only.

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