

26 Greenbank Drive

GREENBANK, EDINBURGH, EH10 5RE



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Large detached

chalet-style bungalow




26 Greenbank
Drive

General Features

- A large detached chalet-style bungalow
- Part of a leafy, family-friendly neighbourhood
- Set in the heart of sought-after Greenbank

Accommodation Features

- Vestibule and hall with understairs storage
- Living room with a focal-point fireplace
- Openly accessed, south-facing sunroom
- Well-appointed breakfasting kitchen
- Naturally-lit landing with eaves storage
- Four highly versatile double bedrooms
- Bright three-piece en-suite shower room
- Modern three-piece family shower room
- Gas central heating and double glazing

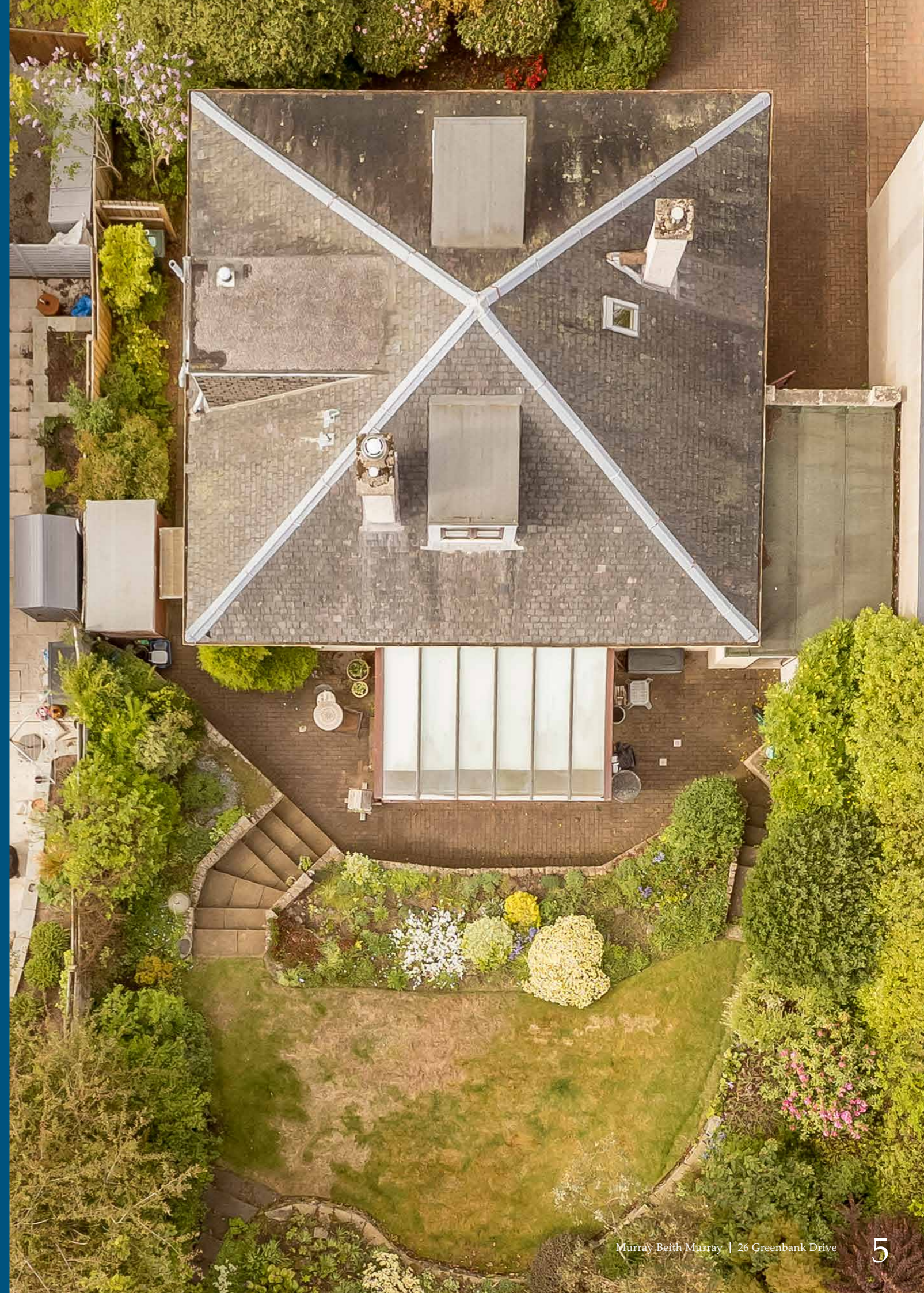
Exterior Features

- Mature front garden that is well maintained
- Large, landscaped, south-facing rear garden
- Charming summerhouse and two sheds
- A private driveway and an attached garage



Introducing a rarely available and highly versatile four-bedroom detached chalet-style bungalow which enjoys a sought-after location in Greenbank.

This detached chalet-style bungalow is a deceptively large family home with two reception areas, two shower rooms, and four double bedrooms. The home has the advantage of a well-appointed breakfasting kitchen, alongside excellent storage and the flexibility to meet various stages of life. It also features ample private parking and a large, suntrap garden which is a real highlight of the property. The interiors are predominantly decorated in light hues, while the exteriors are lovingly maintained with mature plants. Adding to its desirability, this home is located in the heart of Greenbank, close to a wealth of green spaces yet under 15 minutes by car from Edinburgh city centre.



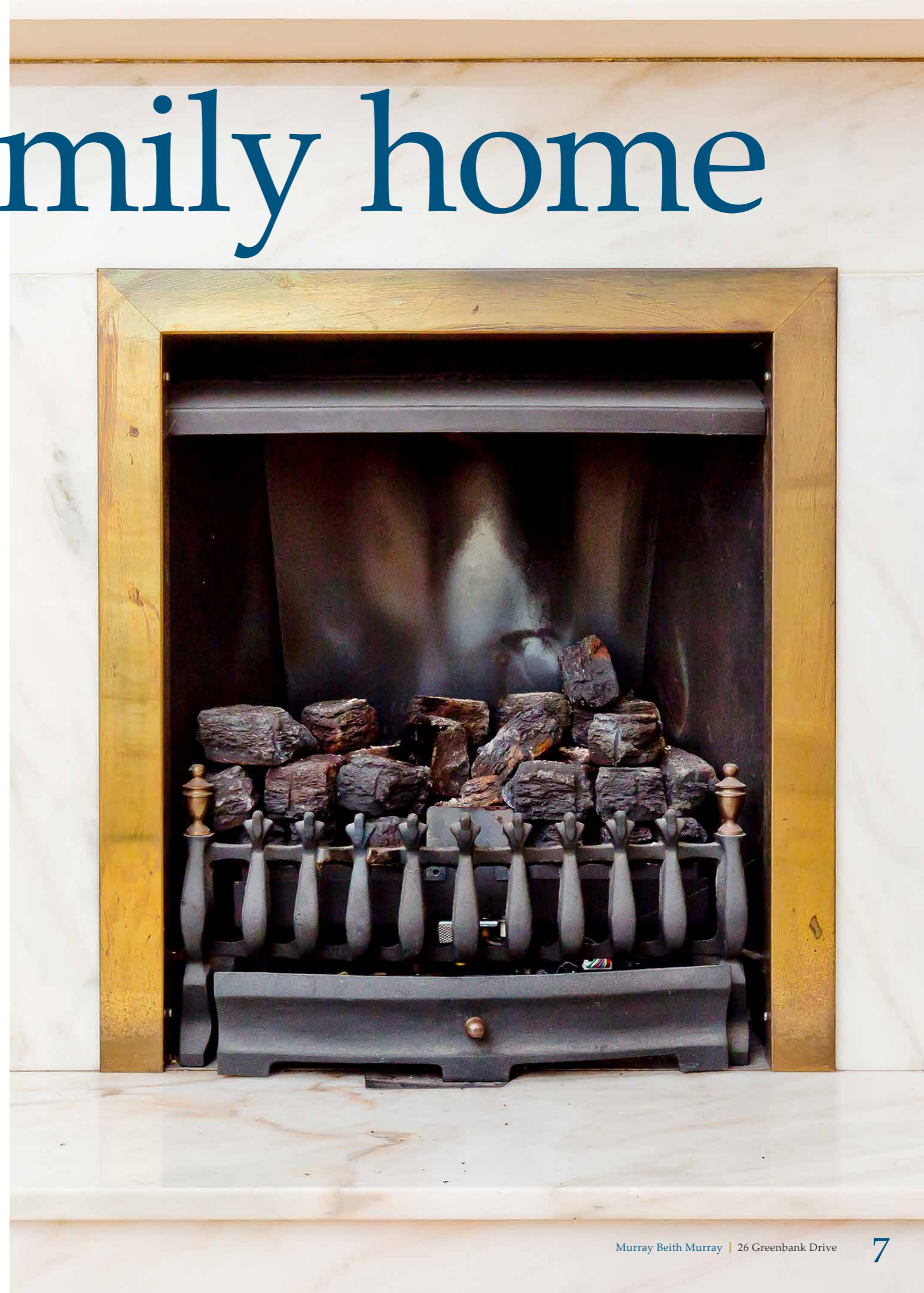
Spacious family home

with a picturesque suburban ambience



Forming part of a leafy neighbourhood, the property enjoys a picturesque suburban ambience, as well as an attractive façade and a quieter setting positioned away from the road. Moving inside, you are greeted by a vestibule and hall offering a warm welcome and understairs storage.

The living room is an inviting reception area with subtle wallpaper that enhances an airy environment. It is well proportioned for comfy sofas and includes a focal-point fireplace for their arrangement. Useful fitted storage adds a practical touch.



Openly accessed

South-facing sunroom

An open archway connects to the south-facing sunroom, effectively bringing the outside in for an abundance of natural light and a garden backdrop. It also extends the living space, allowing for additional furnishings – perfect for unwinding and socialising.



Dual-aspect kitchen

with inspiring garden views





Well-appointed breakfasting kitchen

Gazing out across the beautiful rear garden, the dual-aspect kitchen has an inspiring outlook. It is fitted with a generous range of base and wall cabinets, and ample worktop space which also includes a two-person breakfast bar for enjoying morning coffee with the garden view.



A selection of freestanding appliances form part of the sale (electric cooker, fridge/freezer, dishwasher, and washing machine).

Principal suite



Boasting a fitted window seat with storage underneath



“The principal suite occupies the first floor providing a large footprint supplemented by generous built-in wardrobes.”



Extending off a naturally-lit landing with eaves storage, the principal suite occupies the first floor providing a large footprint supplemented by generous built-in wardrobes. In addition, dual-aspect glazing adds to the light and airy ambience, further boasting a fitted window seat with storage underneath and a wonderful view of the rear garden. For added convenience, this bedroom also has a three-piece en-suite shower room.





The three remaining double bedrooms are on the ground floor, accommodating an excellent choice of bedside furnishings and a high degree of versatility. Highlighting this point, the third bedroom is arranged as an office and the fourth bedroom as a dining area, allowing the home to grow and adapt with you and your family's needs.



Three further

Double bedrooms



A shower room on each floor for optimal convenience

In addition to the first-floor en-suite, there is a family shower room at ground level. Equipped with a modern three-piece suite, it is comprised of a storage-set washbasin, a hidden-cistern toilet, and a shower cubicle.

Gas central heating and double-glazed windows ensure a comfortable and efficient living environment all year round.

Extras: all fitted floor and window coverings, light fittings, electric cooker, fridge/freezer, dishwasher, and washing machine to be included in the sale.



Bathrooms



Mature gardens

that capture the beauty of nature



The home is flanked between mature gardens that are beautifully maintained

The enclosed rear garden is especially impressive with its tiered layout and professionally landscaped design. It begins with a paved area for summer dining, stepping up onto a manicured lawn and an array of established plants and shrubs.



Highly scenic, it also enjoys a south-facing aspect, two sheds, and a charming summerhouse set amongst the leafy greens. To the front, a private driveway and an attached garage provide off-street parking.



*Charming summerhouse,
two sheds, a private
driveway and an
attached garage*



Approximate total area:

145.2 sq. metres (1563.0 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

- Ground Floor
- First Floor
- Externals

Property Name

26 Greenbank Drive

Location

Greenbank, EH10 5RE





Greenbank

The sought-after residential area of Greenbank enjoys an excellent location south of the city centre

Greenbank is ideally situated nearby Morningside and Bruntsfield where a wide variety of cafés, bars, restaurants, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can be found. Enjoying the outdoors couldn't be easier with the lovely green areas of Braidburn Valley Park (awarded Scotland's first Green Flag for excellence in parks) and Colinton Mains Park or Blackford Hill where delightful walks and superb views across Edinburgh can be enjoyed. The Pentland Hills regional park is a short drive away and offers walking, biking and skiing at Midlothian Snowsports Centre. For the active type, Craiglockhart Leisure Centre is nearby and offers a gym, fitness classes and a tennis centre. For the golf enthusiast there are a number of courses in the surrounding area including the Merchants of Edinburgh and Braid Hills. Schooling is well-catered for in the area from nursery to secondary level in both the public and private sectors, and Edinburgh Napier University is a short drive away. Greenbank is well-served by public transport with regular buses to and from the city centre, and the proximity of the City Bypass makes commuting fast and convenient.



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