

# ALLINGHAM&CO

traditional values | modern practice

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espc

137 Greenbank Road, Edinburgh, EH10 5RP  
2 RECEPTIONS | 4 BEDROOMS | 1 BATHROOM | EPC: E



## Location

This spacious detached bungalow is situated in Greenbank, a highly sought-after residential area located to the south of the city.

The property is located near the bustling areas of Morningside and Bruntsfield, providing an abundance of amenities. A wide variety of shops, cafes, bars, and restaurants as well as supermarket shopping are available nearby with a Waitrose, M&S, and a Sainsbury's local.

Superb leisure amenities are close by including Morningside Library, the Dominion Cinema, Church Hill Theatre, and a range of sports facilities and golf courses. Several outdoor spaces such as the Hermitage of Braid, Braidburn Valley Park, and the Easter and Wester Craiglockhart Hills are in close reach. The Pentland Hills and Snowsports Centre at Hillend are also close by for more adventurous outdoor pursuits.

Local schooling is well renowned with the property lying in the catchment area for South Morningside Primary, Boroughmuir High School and many of the capital's finest private schools.

Several bus services are available to the city centre and other parts of Edinburgh. There is also easy access to the city bypass and motorway network.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.







## General

Attractive detached bungalow with great potential to serve as a welcoming family home.

Spacious living room.

Four well proportioned bedrooms with two accessible on the first floor.

Modern Kitchen.

Dining room with French doors leading to patio and garden.

Landscaped gardens to front and rear.



Shower room with w/c.

Large windows throughout property affording plenty of natural light.

Timber single car garage and driveway.

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## ALLINGHAM & CO OFFICES

### COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road  
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TEL: 0131 447 9341

### BUCKSTONE

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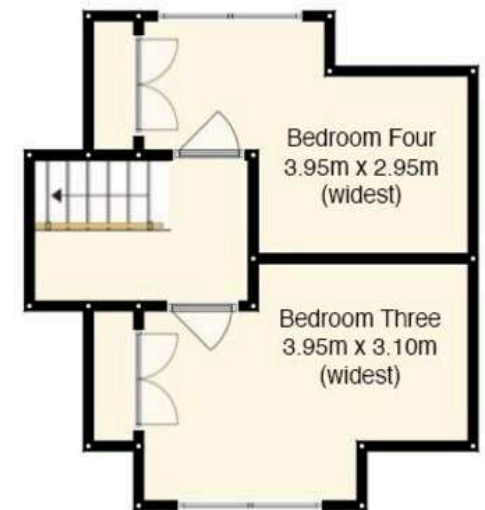
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
110m<sup>2</sup>

