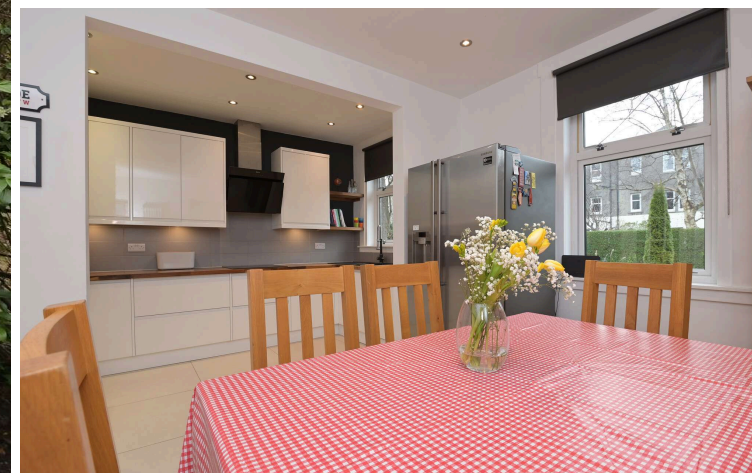


# ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341  
Email: [property@allingham.co.uk](mailto:property@allingham.co.uk)



espc

1 Greenbank Drive, Edinburgh, EH10 5RE  
1 RECEPTION | 4 BEDROOMS | 2 BATHROOMS | EPC: C

## Location

This spacious double upper flat is situated in Greenbank, a highly sought-after residential area located to the south of the city within easy reach of the cities amenities and attractions.

The property is located near the bustling areas of Morningside and Bruntsfield, where you can find a wide variety of shops, cafes, bars, restaurants including many independent retailers, including a Waitrose, M&S, and a Sainsbury's local. There are also a range of larger supermarkets and a retail park just a short drive away.

The area has an abundance of superb leisure amenities such as Morningside Library, the Dominion Cinema, Church Hill Theatre, and a range of sports facilities and golf courses. For those who enjoy outdoor spaces, The Hermitage of Braid, Braidburn Valley Park, Easter and Wester Craiglockhart Hills, Pentland Hills and Snowsports Centre at Hillend are also close by.

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.

Bus links to the city centre and beyond are regular the city bypass is close by for easy access to the M8/9 to the West, the Queensferry crossing to Fife and the A1 to the South.

## Home Report

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





## Accommodation

Entrance hallway

Bright & spacious living room with fireplace and gas fire

Modern kitchen diner with built in hob and oven, extractor fan and fridge/freezer: these items are believed to be in good working order though their condition is not warranted

Principal bedroom with en-suite shower room and patio doors to roof terrace

3 further double bedrooms

Box bedroom/study

Family bathroom with shower over bath, wash basin and WC

## Extra Features

Central heating

Double glazing

Roof terrace

Gardens to front and rear

## 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.



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## ALLINGHAM & CO OFFICES

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DX 225 Edinburgh

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

