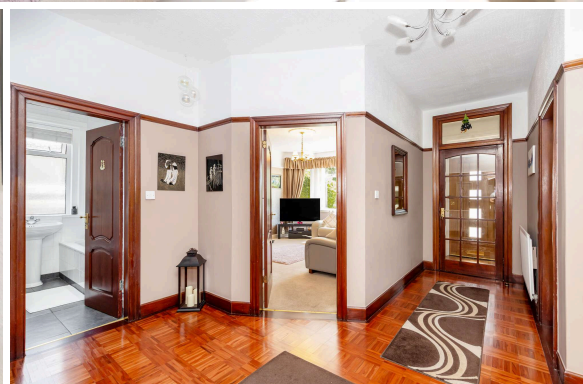




8 Greenbank Rise
GREENBANK | EDINBURGH | EH10 5RW


warners
solicitors & estate agents





8 Greenbank Rise

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A unique opportunity has arisen to acquire this beautifully presented and spacious four bedroom and two reception room converted bungalow, boasting a large private rear garden, situated in the highly desirable Greenbank district of Edinburgh with stunning views over the Pentlands.

This family home is presented to the market in move in condition and provides comfortable and light filled space, with stylish contemporary finishes and comes complete with an enclosed sunny garden, with intimate patio area and an apple tree. This stunning home comprises welcoming entrance hallway, spacious living room with gas fire, fireplace and an attractive bay window with stunning views of the Pentlands, a fully fitted kitchen/dining room which leads to a spacious conservatory that gives access to the rear garden. The fully fitted kitchen currently comprises a gas hob, oven, fan, washing machine, dishwasher, breakfast bar, fridge, freezer and has a dining area.

There are also two well-proportioned rooms downstairs, one with an en-suite shower room and a family bathroom with shower, separate bath and a heated towel rail. Upstairs there are two further bedrooms with further stunning views of the Pentlands and ample storage cupboards. The property also benefits from gas central heating, double glazing, front, side and rear gardens made up of a lawn, patio, a garage, flower beds, a shed, a variety of mature fruit trees and a front driveway.

Early viewing is essential to fully appreciate this stunning property in a highly sought after area.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Stunning four-bedroom detached bungalow
- Two reception rooms
- Spacious living room with views of the Pentlands
- Beautiful dining kitchen with access out to the rear garden
- Spacious conservatory
- Two bathrooms
- Cavity wall insulation in all perimeter walls
- Front, side and rear gardens with a mature fruit tree
- Front driveway
- Attic storage
- Gas central heating & double glazing

All fittings, fixtures, light fittings excluding the brass ceiling and wall lights in the living room which will be replaced, gas cooker, curtains, blinds, fitted bedroom furniture in bedroom 1 will be included in the sale.

Energy rating D.

Council Tax band G.



The exclusive Greenbank area of Edinburgh, lies to the south of the city centre, midway between Morningside and Craiglockhart. There are an excellent range of amenities at adjoining Morningside, which includes a number of bars, restaurants, theatres and cinemas, with Craiglockhart Sports centre and Merchants Golf Course close by for the more energetic. Schooling is well represented from nursery to senior level, both in the private and public sectors, with Napier University on hand for the more mature student. An efficient public transport system operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

