



5 Greenbank Loan
GREENBANK | EDINBURGH | EH10 5SH


warners
solicitors & estate agents



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Warners are delighted to present to the market this attractive detached bungalow, quietly situated within the highly sought-after Greenbank area of Edinburgh. Offering well-proportioned accommodation over one level, together with a particularly large floored attic offering excellent potential for future development, subject to the necessary consents, this appealing home is likely to attract a wide range of buyers.

The property is surrounded by beautifully maintained gardens, with the generous rear garden laid predominantly with attractive chip stone and featuring two ponds, mature shrubbery and a variety of established planting, as well as a greenhouse, shed and poly tunnel, creating a lovely private outdoor space. The front garden provides ample space for several vehicles to park off-street.

Internally, the accommodation comprises an entrance hallway, a bright and spacious living room, dining/family room with access to the conservatory, well-appointed kitchen/breakfast room, separate utility room, three well-proportioned bedrooms, bathroom and ensuite shower room. The conservatory enjoys pleasant views over the rear garden and provides an ideal space to relax and enjoy the surrounding greenery. The substantial floored attic is accessed from the property and provides valuable storage at present, whilst also offering exciting potential for conversion, subject to planning permission and building warrant approval.

Further benefits include gas central heating and double glazing. Early viewing is highly recommended to appreciate the excellent accommodation, generous gardens and considerable potential this detached bungalow has to offer.

- Attractive detached bungalow in sought-after Greenbank
- Three well-proportioned bedrooms
- Spacious living and dining/family accommodation
- Conservatory overlooking the rear garden
- Large floored attic with development potential, subject to consents
- Generous landscaped gardens and ample off-street parking

Energy Rating C. Council Tax band F.

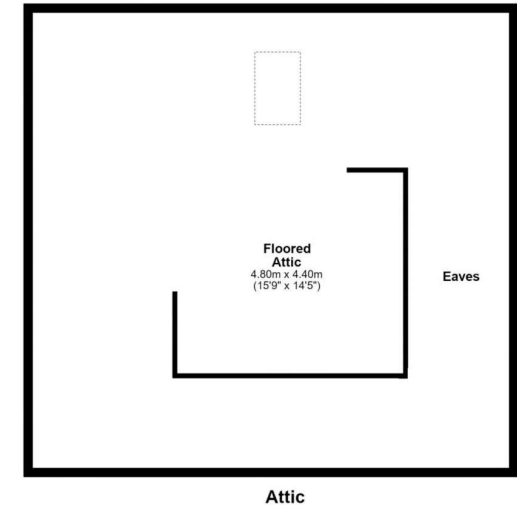
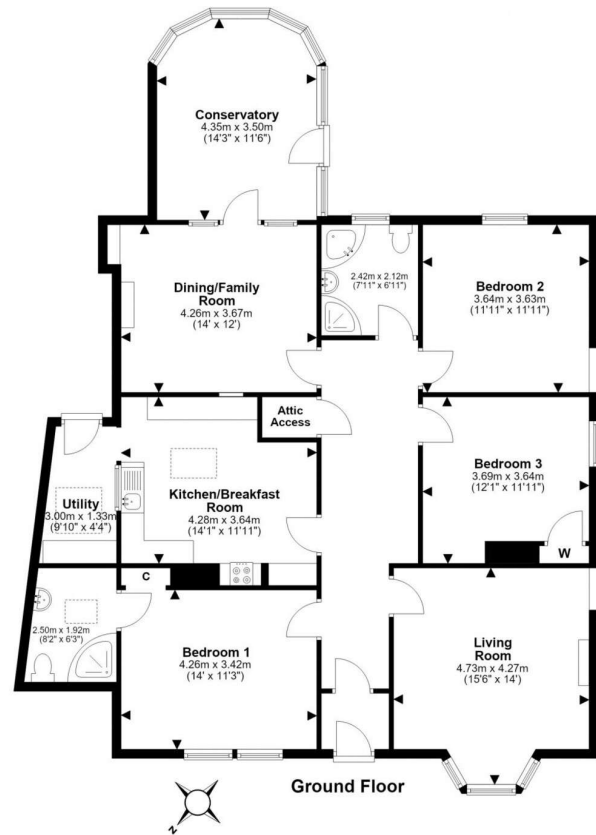
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale will be the integrated dishwasher and tumble dryer, all blinds and light fittings plus some curtains.

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 in 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

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