



112 Greenbank Road, Edinburgh, EH10 5RL

Tastefully Presented & Spacious, Four-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Tastefully presented and exceptionally spacious, four-bedroom, semi-detached family home with gardens and a driveway. Located on a quiet side street in the desirable residential area of Greenbank, south of Edinburgh city centre.

Comprises a vestibule, hall, living room, an open-plan kitchen/dining and family space, four double bedrooms, a bathroom, shower room, utility room and study.

An impressive rear extension features bi-fold patio doors and a luxury kitchen with real-wood worktops and a breakfast bar. Further highlights include luxury fitted bathrooms, oak wood flooring, contemporary lighting, and two multi-fuel stoves. In addition, there is gas central heating, double glazing, bespoke fitted storage solutions, and a front-facing bay window for the lounge.

Externally, the property boasts a lawn and driveway to the front, a convenient service area to the side, and a generous rear garden bordered by woodland, featuring a lawn and decked patio.

A welcoming entrance vestibule leads into the main hallway, providing access to the majority of the ground floor and the staircase to the upper hall, and features a useful built-in storage cupboard. The front-facing living room is tastefully presented, featuring an attractive bay window, original timber flooring and a multi-fuel stove, creating a warm and inviting setting. To the rear, an impressive extension forms an open-plan kitchen/dining and family space, ideal for modern family life and entertaining. Flooded with natural light, this superb room benefits from west-facing bi-fold doors opening directly onto the garden. Oak flooring, recessed spotlighting and ample space for both lounge and dining furniture enhance the sense of space, while a multi-fuel stove provides an attractive focal point. The stylish kitchen is fitted with a range of contemporary units complemented by real-wood worktops and a breakfast bar. Integrated features include a sink with drainer, five-ring gas hob and eye-level double oven, with additional space for freestanding appliances. Leading off the kitchen, a separate utility room provides generous storage through matching units, along with a sink, a tiled splashback and space for further appliances. Beyond this, a useful study offers an ideal space for home working.

The ground floor further accommodates two well-proportioned double bedrooms, each offering ample space for freestanding furniture and featuring shelved press storage, with bedroom three finished in original timber flooring and bedroom four in carpeted flooring. Completing the ground-floor accommodation is a family bathroom fitted with a modern four-piece suite, comprising a separate bath and shower enclosure with a rainfall showerhead, tiled walls and flooring, and a ladder-style radiator. The upper floor provides excellent built-in storage within the hallway and two further generous double bedrooms. Both bedrooms feature laminate flooring, bespoke storage solutions and Velux-style windows for the front-facing bedroom. A stylish shower room completes the accommodation, fitted with a modern suite, complementary tiling and a ladder-style radiator.

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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.





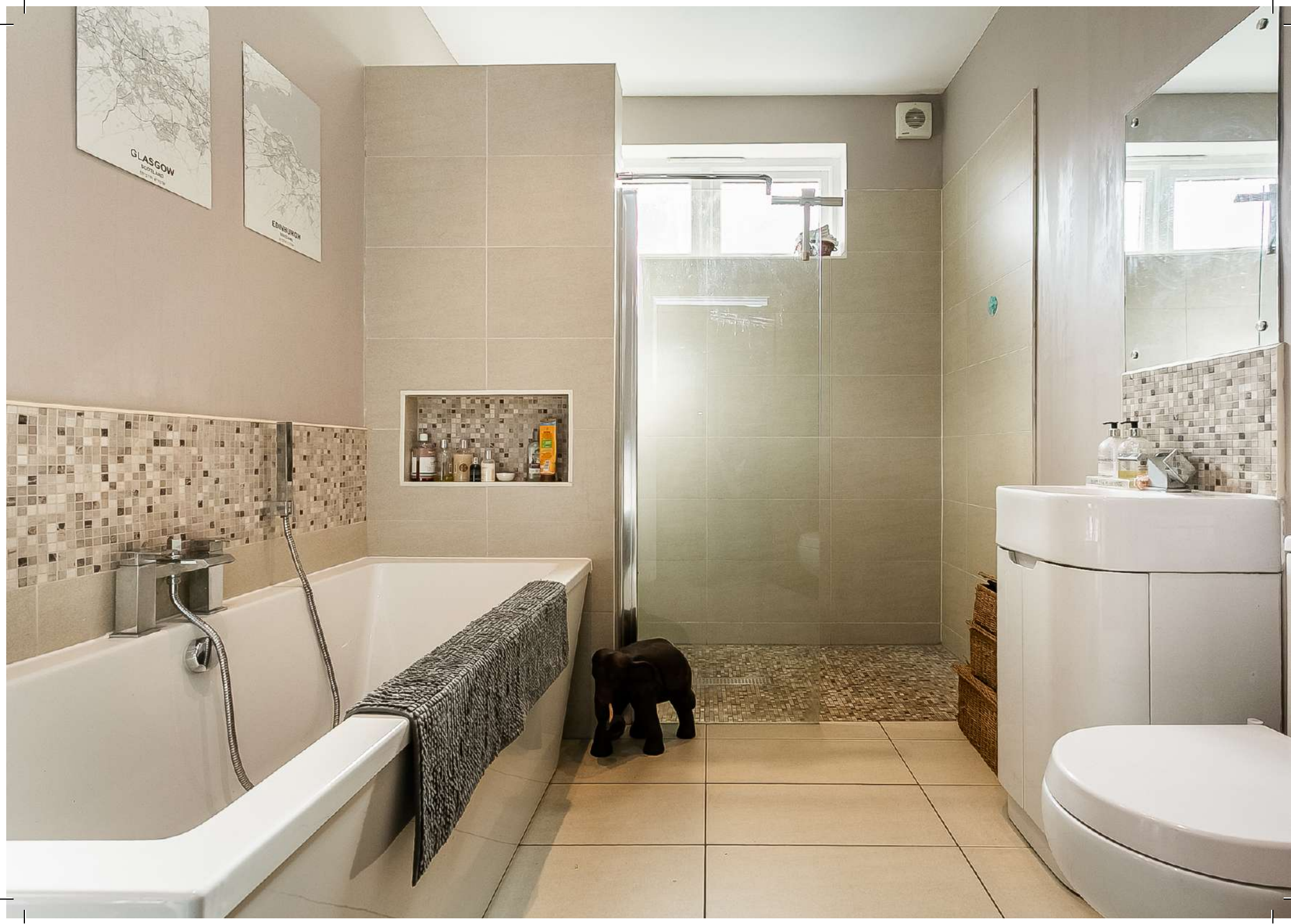
Area Description

Greenbank is a sought-after residential area conveniently located near the vibrant Morningside and Comiston Road shopping districts. Residents enjoy access to a variety of independent shops, bars, cafes, and restaurants, alongside one of Edinburgh's two Waitrose supermarkets. The area is also rich in recreational opportunities, with nearby natural attractions such as the Braidburn, Craiglockhart and Blackford Hills, and the Hermitage of Braid providing scenic outdoor spaces. For sports enthusiasts, facilities include Craiglockhart Tennis and Sports Centre, Hillend Ski Centre, and the Braid Hills golf courses. Educational needs are well served with South Morningside Primary School, Boroughmuir High School, Napier University, and The King's Buildings all close by. Healthcare facilities, including the Royal Infirmary of Edinburgh and Astley Ainslie Hospital, are also nearby. Frequent bus services run throughout the area, with good connectivity along the A702.











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