Jardine Phillips
Solicitors • Estate Agents

GREENBANK

154 GREENBANK ROAD
EH10 5RN



2	1	2

EPC RATING: D

OFFERS OVER £515,000

PROPERTY DESCRIPTION

- Vestibule leading to long hallway with useful built-in storage
- Bright bay windowed sitting room to the front with feature fireplace & log burner and fitted cupboard
- Spacious, sunny dining/family room overlooking the garden to the rear, with feature fireplace & Edinburgh press with glazed door
- Fully fitted kitchen with wide range of units & appliances, door to the rear porch & steps down to the garden
- Double bedroom to the front with fitted cupboard
- Second double bedroom to the side with fitted wardrobes
- Modern family bathroom with bath with shower over, sink & wc
- Gas central heating from combi boiler located in the kitchen (updated 2020)
- Upvc double glazed windows with wooden surrounds
- Huge cellar space with two workshops & storage
- Large floored loft space, ripe for conversion
- Expansive south facing rear garden with lawns & paved patio areas to sit out & entertain, surrounded by hedging & trees
- Pretty front garden with off street parking and single detached garage





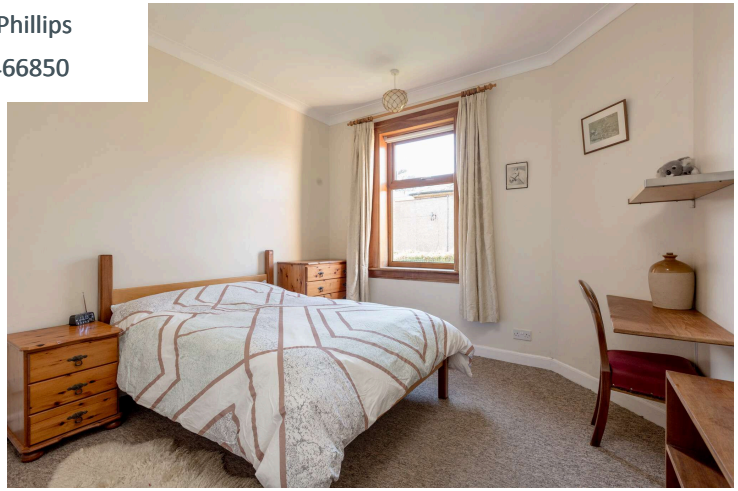
VIEWING

Sun 2-4 or pls Call

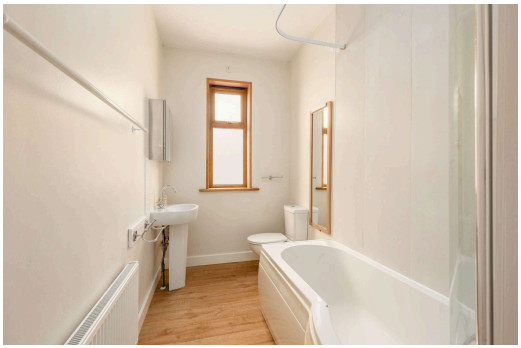
Jardine Phillips

0131 4466850











RARELY AVAILABLE, ORIGINAL TWO BED TWO PUBLIC ROOM DETACHED BUNGALOW WITH AMAZING POTENTIAL - IN CATCHMENT FOR EXCELLENT SCHOOLS

Located in the sought after area of Greenbank, this superb property would make an ideal home for a family, being in the catchment for South Morningside Primary & Boroughmuir High, or ideal for downsizers. Ready to move into but with loads of potential to extend or convert the attic. There is spacious accommodation comprising a sitting room, dining room, kitchen, bathroom & two double bedrooms, with a large sunny, south facing garden, a handy garage, cellar storage & workshops, an attic space, ripe for conversion, together with off street parking. Excellent transport links to Morningside and the city centre provide easy access to amenities, while fabulous walks & golf courses sit right on your doorstep.

AREA

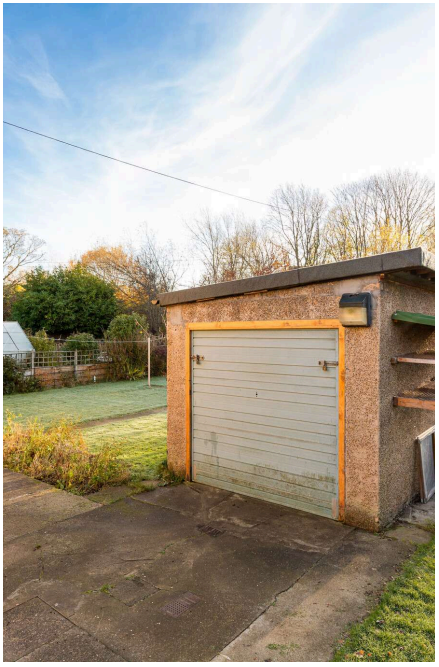
Greenbank is a very desirable residential area located to the south of the city which offers a wide range of local supermarkets at Colinton & Hunters Tryst. The house is also located only 5 minutes' drive from Morningside with its wider array of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Straiton Retail Park is also close by with its plethora of retail outlets. Local schooling is very well-renowned and the property is in the catchment for South Morningside & St Peters RC Primary Schools and Boroughmuir High School, and is a short drive to George Watsons. There are superb amenities within the vicinity, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, with a good range of gyms, leisure facilities & golf courses a short drive away. The house is also well placed for lots of walks and open spaces including Braidburn Valley Park, Hermitage of Braid, Braid Hills and the Pentlands, and there is a children's swing park nearby. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas cooker, cooker hood, dishwasher, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£525,000



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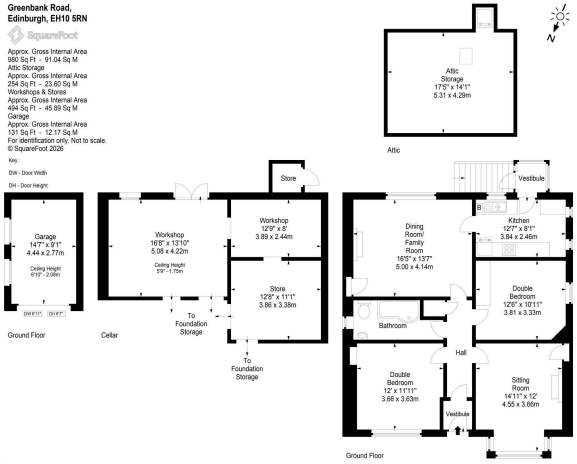
Sitting room	14’11 x 12’ (4.55 x 3.66m)
Family/dining room	16’5 x 13’7 (5.00 x 4.14m)
Kitchen	12’7 x 8’1 (3.84 x 2.46m)
Bedroom 1	12’ x 11’11 (3.66 x 3.63m)
Bedroom 2	12’6 x 10’11 (3.81 x 3.33m)
Attic	17’5 x 14’1 (5.31 x 4.29m)
Garage	14’7 x 9’1 (4.44 x 2.77m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.