
29
Greenbank Park
Edinburgh
EH10 5SP


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This attractive four-bedroom detached bungalow occupies a generous plot within the highly sought-after Greenbank area of Edinburgh. Offering bright, spacious and flexible accommodation throughout, together with extensive gardens, a private driveway and garage, 29 Greenbank Park is ideally suited to families or those seeking peaceful suburban living within easy reach of the city centre.

The property has been significantly enhanced in recent years with the installation of a new roof, solar panels with battery storage, an air source heat pump, and underfloor insulation to the ground floor. These improvements provide excellent levels of comfort while significantly enhancing the home's energy efficiency.

The accommodation comprises:

- Entrance vestibule leading to a welcoming reception hallway
- Bright south-facing living room featuring a bay window and attractive varnished flooring
- Fully fitted kitchen with integrated appliances, ample space for dining, a side entrance door, and direct access to the garden
- Four well-proportioned double bedrooms
- Separate study, ideal for home working or as an additional bedroom
- Ground floor bathroom fitted with a WC, wash hand basin, bath and shower over
- First floor shower room
- Private driveway and garage providing excellent off-street parking and storage
- Extensive mature gardens, predominantly laid to lawn, with established shrubs, raised planting beds and a greenhouse

Combining generous living space, modern energy-efficient upgrades and a highly desirable location, this excellent home offers a rare opportunity to acquire a substantial bungalow in one of Edinburgh's most sought-after residential districts.

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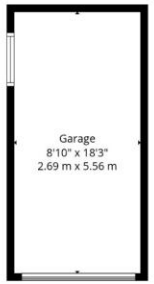

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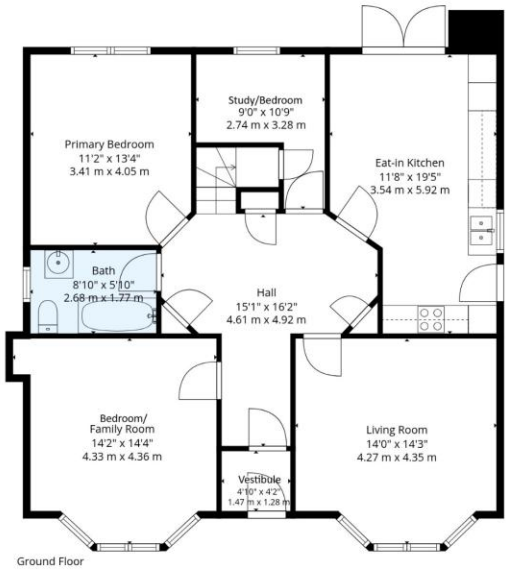

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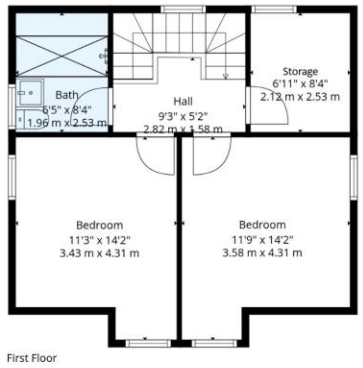

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Total: 1563 sq. Ft, 145 m2

Ground Floor: 1065 sq. Ft, 99 M2, First Floor: 498 sq. Ft, 46 m2

Excluded Areas: Garage: 161 sq. Ft, 15 M2, Undefined: 6 sq. Ft, 1 M2, Walls: 144 sq. Ft, 14 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

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Location

The property is ideally situated nearby Morningside and Bruntsfield where a wide variety of cafes, bars, restaurants, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can be found.

Enjoying the outdoors couldn't be easier with the lovely green areas of Braidburn Valley Park (awarded Scotland's first Green Flag for excellence in parks) and Colinton Mains Park or Blackford Hill where delightful walks and superb views across Edinburgh can be enjoyed.

The Pentland Hills regional park is a short drive away and offers walking, biking and skiing at Midlothian Snowsports Centre. Craiglockhart Leisure Centre is nearby and offers a gym, fitness classes and a tennis centre. For the golf enthusiast there are a number of courses in the surrounding area including the Merchants of Edinburgh and Braid Hills.

Schooling is well-catered for in the area from nursery to secondary level in both the public and private sectors with the property lying in the Boroughmuir and South Morningside catchments. Edinburgh Napier University is a short drive away. Greenbank is well-served by public transport with regular buses to and from the city centre, and the proximity of the City Bypass makes commuting fast and convenient.

EPC Band- C

Council Tax Band- G

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