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**14 GREENBANK CRESCENT
GREENBANK
EDINBURGH**

This cleverly extended lower and garden level villa is presented in first class order throughout and offers bright spacious accommodation that enjoys a flexible layout over two levels within Edinburgh's much sought after Greenbank District.

Entrance vestibule, reception hallway, sitting room, family room, dining room, breakfasting kitchen, wc/utility room, master bedroom with dressing room and en-suite, guest bedroom with en-suite, two further double bedrooms, principal bathroom and excellent storage. Private front and rear gardens.

Offers Over £410,000



GENERAL DESCRIPTION

This cleverly extended lower and garden level villa is presented in first class order throughout and offers bright spacious accommodation that enjoys a flexible layout over two levels within Edinburgh's much sought after Greenbank District. Internally the property displays many attractive and original features, these include the bay windowed sitting room with living flame fire, family room with direct access to the rear garden, contemporary styled dining room, fitted kitchen with range style cooker and master bedroom with dressing room and en-suite off. Externally there are private enclosed gardens to both the front and rear. Internal viewing of this ideal family home is strongly recommended to fully appreciate its all round quality and appeal.

SITUATION

Greenbank is one of Edinburgh's most sought after residential areas lying approximately three miles south of the city centre. Within a few minutes walk of the property are Braidburn Valley Park, Hermitage of Braid and Blackford Hill with their delightful walks. Also within the vicinity is a number of golf courses, tennis clubs and other sporting facilities. The popular shopping area of Morningside Road is within a short distance. There are excellent schools in the area both in the private and public sectors. Nearby efficient bus services run to the city centre and surrounding areas and the city by-pass, accessed at Fairmilehead, is only a short drive away.



ACCOMMODATION

(All Sizes Approximate)

ENTRANCE VESTIBULE

Gained via a paneled door with numbered fanlight above. Displays wall mounted coat hooks, a tiled floor, built-in cupboard and glass paneled door to the reception hallway.

RECEPTION HALLWAY

The reception hall provides access to all lower floor apartments and staircase leads to the garden level. Displays covings, dado rail, quality oak flooring and has storage cupboard off.

SITTING ROOM

17'2" x 13'5" (5.22m x 4.09m) (into the bay)

This delightful room has broad front facing bay window overlooking the garden. The room displays coving, ceiling moldings and polished floor boards. Focal point of the room is the handsome fireplace with inset living flame gas fire.

FAMILY ROOM

12'9" x 12'6" (3.92m x 3.82m)

This attractive garden level room is gained via the staircase from the reception hall and has two windows and glass paneled door overlooking and leading out on to the rear garden. The room displays coving, ceiling moldings, quality oak flooring and a feature fireplace with inset living flame gas fire. The room is partially open plan to the kitchen and has walk-in storage cupboard off.





DINING ROOM

15'8" x 10'9" (4.84m x 3.25m)

This superb room forms part of a contemporary styled extension to the rear of the property with windows and glass doors overlooking and leading out on to the garden. The room is situated off the kitchen and displays a quality oak floor.

BREAKFASTING KITCHEN

16'0" x 8'3" (4.88m x 2.52m)

This good sized kitchen with solid beech breakfast bench displays quality units with corian worktop which incorporates a 1 1/2 bowl sink. Included in the sale price will be the large range style cooker, integrated dish washer, fridge and freezer. The room is partially open to both the family room and dining room with walk-in pantry off and door to the inner hall.

INNER HALL

Gained from the kitchen and provides access to the wc/utility room and large walk-in store with fitted storage units.

WC/UTILITY ROOM

11'3" x 5'9" (3.42m x 1.72m)

This room features a wc and wall/base units with worktop and sink. Included in the sale price will be the washing machine and full sized tumble dryer.

BEDROOM 1

14'9" x 11'9" (4.50m x 3.59m)

This large master bedroom with dressing room off has front facing window overlooking the garden. The room displays coving, ceiling moldings and decorative cast iron fireplace.





MASTER DRESSING ROOM

8'9" x 7'0" (2.68m x 2.13m)

Situated off bedroom 1 with door leading to the master en-suite. The room displays coving, ceiling moldings and fitted wardrobes/cupboards providing excellent hanging and shelved storage space.

MASTER EN-SUITE

8'9" x 7'3" (2.68m x 2.22m)

This bright room has front facing window and features a white three piece suite comprising; wc, wash hand basin and enclosed shower tray with electric shower over. Displays coving, ceiling moldings, heated towel rail and wall tiling.

BEDROOM 2

13'4" x 11'9" (4.07m x 3.59m)

This large room is an ideal guest bedroom with rear facing windows overlooking gardens. The room displays coving, built-in wardrobes and door to the en-suite.

GUEST EN-SUITE

8'0" x 3'7" (2.41m x 1.11m)

This bright room has side facing window and features a white three piece suite comprising wc, wash hand basin and enclosed shower tray with electric shower over. Displays wall and floor tiling.

BEDROOM 3

12'11" x 12'6" (3.95m x 3.80m)

This double bedroom has rear facing window overlooking gardens. The room displays coving, built-in wardrobe and cupboard.

BEDROOM 4

11'9" x 8'9" (3.59m x 2.67m)

The property's fourth double bedroom has rear facing window overlooking gardens and displays coving.

BATHROOM

8'2" x 5'10" (2.49m x 1.79m)

This bright room has rear facing window and features a white three piece suite comprising wc, wash hand basin and bath with shower attachment over. Displays wall and floor tiling.

HEATING

The property has gas central heating.

GARDEN GROUNDS

To the front of the property there is a private enclosed garden displaying gravel and planted areas with garden store included in the sale price. To the rear of the property there is a private enclosed garden with mature planted areas.

ENTRY

By Arrangement.

VIEWING

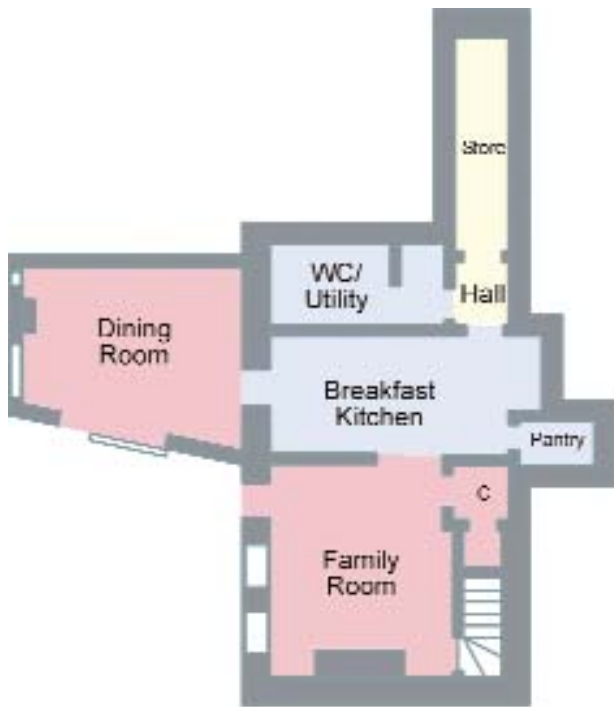
Sunday 2-4pm and by appointment contact client on 07974 388979 or Russel + Aitken on 0131 20 20 600

PRICE

Offers Over £410,000.

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



Lower Ground Floor Plan



Ground Floor Plan

Schematic Diagram only - Not to scale



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Russel+Aitken
solicitors and estate agents

Property Department
16 Raeburn Place
Edinburgh, EH4 1HN
T : 0131 20 20 600
F : 0131 315 4319
E : enquiries@russelaitken.com