

Jardine Phillips
Solicitors • Estate Agents

GREENHILL

8/2 GREENHILL PARK
EH10 4DW



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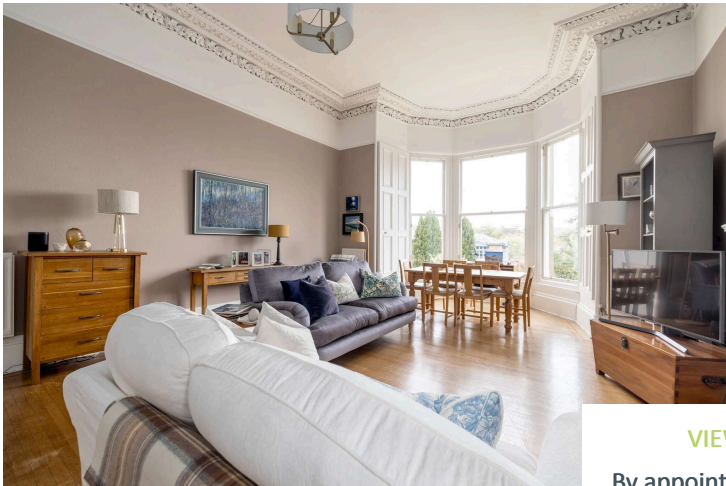
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EPC RATING: D

OFFERS OVER £380,000

PROPERTY DESCRIPTION

- Majestic communal tiled entrance hallway with grand staircase to the first floor and beautiful stained glass window
- Elegant bay windowed sitting room with outstanding views to the Castle & Arthur's Seat, with space for dining & relaxing in front of the marble fireplace with gas fire, and open plan to a beautiful soft grey shaker style kitchen with Belfast sink, quartz worktops, brushed gold taps & integrated appliances
- Good sized double bedroom with excellent range of fitted wardrobes and window seat with storage overlooking the rear garden
- Stylishly updated bathroom with bath with mains shower over, vanity sink unit, wc & false ceiling providing a handy floored storage space
- Further large cupboard in the hallway
- Gas central heating from Ideal combi boiler located in the kitchen (updated 2019)
- A wealth of period features including timber sash & case windows, working shutters, feature fireplace, ornate cornicing, picture rails, ceiling rose & panelled doors
- Enchanting private south facing rear garden with brick-built summer house with power & light (perfect for relaxing and entertaining and also as a workstation/office), shed, patio & shingled areas, surrounded by trees, shrubs & planting
- Residents' permit parking in the street

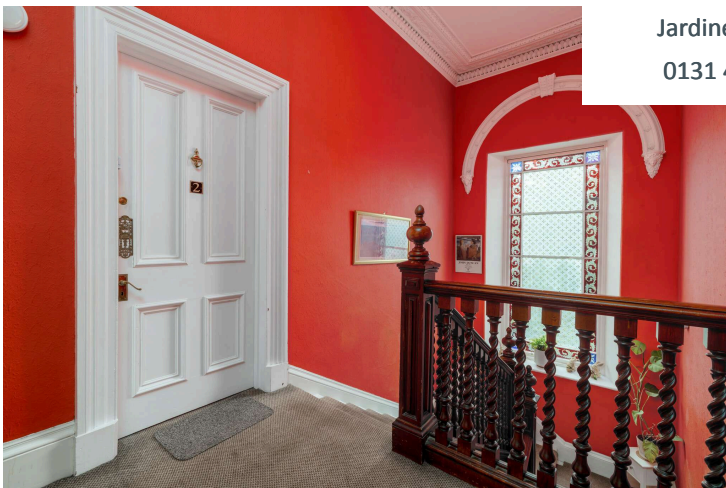


VIEWING

By appointment pls call

Jardine Phillips

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STUNNING ONE BED DRAWING ROOM FLAT WITH EXCEPTIONAL VIEWS & WONDERFUL PRIVATE REAR GARDEN

Located in this quiet residential street, minutes from the hustle & bustle of Morningside & Bruntsfield, is this amazing period first floor flat which has been converted from an impressive, detached period house. The recently upgraded accommodation comprises a grand bay windowed, open plan sitting/kitchen/dining room with wide range of fitted shaker style units & appliances, an impressive marble fireplace with log burner and outstanding views to the Castle & Arthur's seat. There is a good-sized double bedroom with fitted wardrobes, a stylish bathroom and great storage. The standout feature is the beautiful, south facing private rear garden with brick-built sunroom - perfect for relaxing & entertaining. This would make an ideal home for downsizers or professionals with its excellent transport links into the city centre and access to great shopping, leisure facilities and wide-open spaces.

AREA

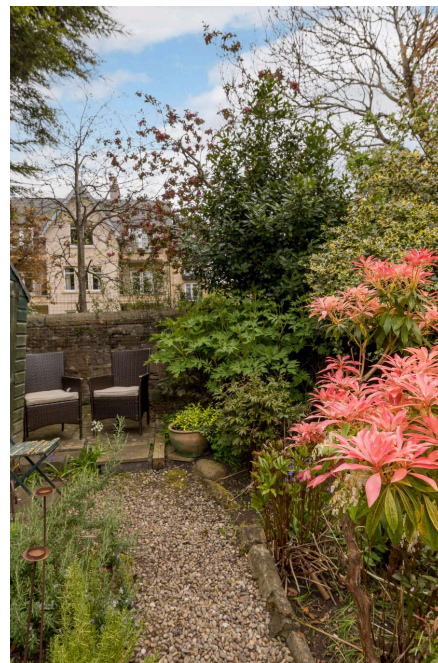
Morningside & Bruntsfield are very prestigious areas in the south of the city which offer a wide range of supermarkets (including Waitrose, M&S Simply Food, Tesco & Sainsbury's), speciality food stores, independent retailers, coffee shops, bars & restaurants. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities and golf courses just a short drive away. The property is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid & Braid Hills. 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 light fittings, gas hob, oven, extractor fan, integrated fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£400,000



Sitting/kitchen/dining room

25'9 x 16'3 (7.85 x 4.95m)

Bedroom

14'5 x 10'1 (4.39 x 3.07m)

Summer house

10'3 x 10'2 (3.12 x 3.10m)

Greenhill Park, EH10 4DW



Approx. Gross Internal Area
623 Sq Ft ~ 57.88 Sq M
Garden Studio/ Office
Approx. Gross Internal Area
101 Sq Ft ~ 9.38 Sq M
For identification only. Not to scale.
© SquareFoot 2028



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.

