



GREENHILL PARK

Edinburgh, EH10



A MAGNIFICENT AND EXCEPTIONALLY SPACIOUS DETACHED FAMILY HOME

Comprehensively renovated to create an immaculately presented and highly versatile property set within its own private grounds.

Summary of accommodation

Ground Floor: Entrance vestibule | Reception hall | Formal sitting room | Open plan kitchen/dining/living room | Conservatory | Family room or gym
Utility room | WC | Shower room | Leisure suite including sauna, steam room, jacuzzi and shower | Storage

First Floor: Principal bedroom with en suite bathroom and dressing room | Four further double bedrooms | Family bathroom
En suite shower room | Storage cupboard

Second Floor: Three double bedrooms | Family bathroom | Attic storage

Garden and Grounds: Private front garden | Substantial landscaped rear garden | Shared driveway
Single garage | Off-street parking in front of garage

Offers Over: £3,500,000



SUMMARY

Peacefully situated in the highly sought-after residential area of Greenhill, next to Morningside and Bruntsfield, this impressive traditional stone-built house combines elegant period proportions and beautifully preserved architectural detailing with stylish contemporary interiors.

Arranged over three floors and extending to over 5,000 sq ft, the property offers outstanding reception and family accommodation, eight bedrooms including an impressive principal suite, private leisure facilities and substantial front and rear landscaped gardens, together with a single garage and off-street parking.



THE PROPERTY

10 Greenhill Park is a magnificent and exceptionally spacious detached family home which has been comprehensively renovated by the current owner to create beautifully presented and highly versatile accommodation arranged over three levels. The house successfully combines impressive period proportions and architectural detail with elegant contemporary interiors and offers an exceptional balance of formal entertaining space, relaxed family accommodation, and private leisure facilities.

Internally, the house retains an abundance of period character, including high ceilings, tall sash windows, intricate cornicing and decorative plasterwork, handsome fireplaces, and beautifully proportioned principal rooms. These original features have been carefully complemented by a sophisticated contemporary finish, creating interiors which feel both elegant and comfortable.

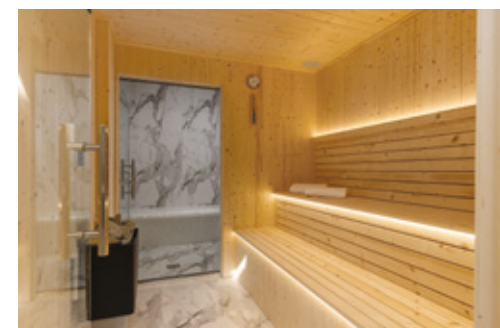
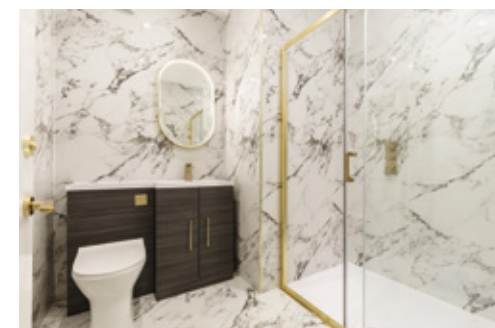
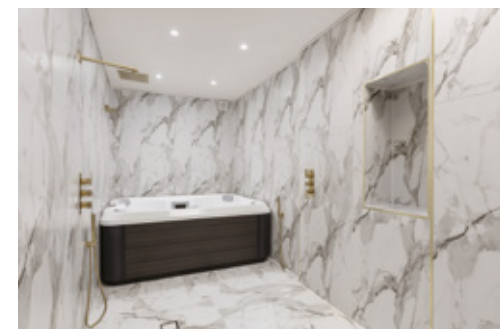
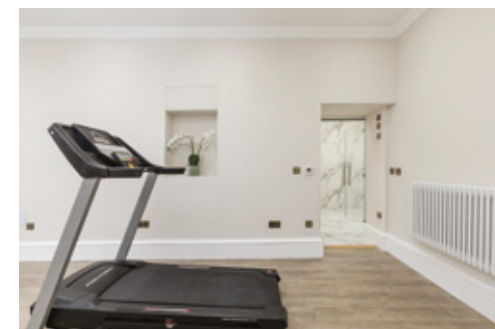




Of note is the magnificent formal sitting room, with stylish herringbone flooring, elaborate cornicing, and an elegant fireplace. A new opening connects the principal sitting area with the dining/entertaining space beyond, creating a wonderful space which is equally well suited to family living and entertaining.

The open plan kitchen/dining/living room is generously proportioned and beautifully finished, with large underfloor heated porcelain tiles, extensive fitted cabinetry, elegant work surfaces, quality integrated appliances and a substantial central island return providing informal seating and preparation space. This spectacular room has been designed as the central hub of the home, with lots of spaces for dining and living. A separate utility room provides additional practicality. Further ground-floor accommodation includes a generous family room which could be used as a gym or play room, and an impressive new conservatory to the rear, which is filled with natural light and provides a wonderful outlook over, and direct access to, the substantial private garden.

A unique feature of the property is the creation of the leisure accommodation. Alongside the space for a substantial gym, there is a sauna, steam room, wet room and jacuzzi, creating an excellent private wellness and relaxation area within the house. The family room and leisure accommodation also offer considerable flexibility and could be adapted over time to suit changing family requirements.

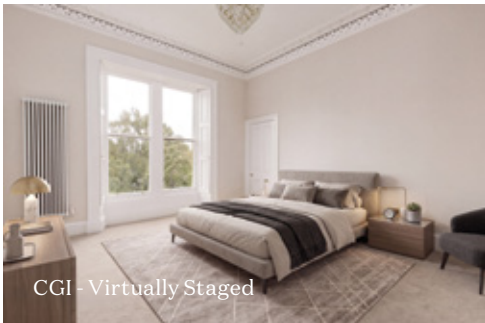
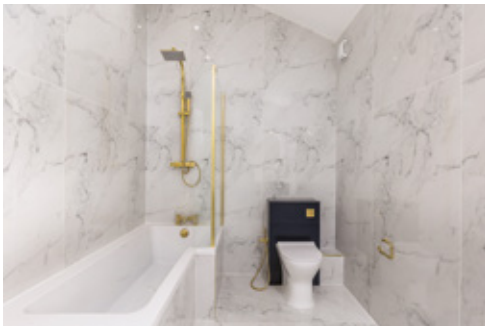




The striking period stair leads to a first floor that provides particularly impressive bedroom accommodation and is centred around the exceptional principal suite, which comprises a magnificent principal bedroom, substantial dressing room and private en suite bathroom. There are four further double bedrooms on this level together with additional bathroom and shower room facilities, providing a generous and practical arrangement for family living.

The second floor offers three further double bedrooms and a family bathroom. This additional accommodation provides considerable flexibility and, rather than being used exclusively as bedrooms, could equally provide excellent guest accommodation, home offices, children's sitting or games rooms, study space or a combination of uses.





The house sits within particularly attractive and mature gardens. To the front, established trees, hedging and planting frame the handsome stone façade and provide an attractive approach to the property. To the rear is a substantial and private landscaped garden, with an extensive lawn surrounded by mature trees, established shrubs and colourful planted borders. The scale and maturity of the garden create a wonderfully secluded setting with ample space for family recreation and outdoor entertaining, while the conservatory provides an excellent connection between the house and garden. Access rights to private drive and single garage, with additional off-street parking immediately in front of the garage.

10 Greenhill Park is an outstanding family home which combines the proportions and architectural character of a substantial traditional Edinburgh residence with beautifully renovated interiors, impressive leisure facilities, exceptional flexibility and extensive private gardens. Its combination of scale, character and privacy provides a rare opportunity to acquire a superb family house in one of south Edinburgh's most sought-after residential locations.

LOCATION

Greenhill Park is one of Edinburgh's most sought after residential addresses, located on the south side of the city and renowned for its attractive houses, quiet setting and excellent accessibility. The area has a strong sense of community and benefits from an outstanding range of local amenities.

Bruntsfield and Morningside High Streets are both within easy reach and provide an excellent selection of independent shops, cafés, restaurants and everyday services, together with larger supermarkets. The nearby open spaces of the Meadows, Bruntsfield Links and Blackford Hill offer superb recreational opportunities and are a key part of the area's appeal.

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The property is particularly well placed for schooling, with a number of highly regarded options nearby, including Bruntsfield Primary School and Boroughmuir High School, as well as George Watson's College, George Heriot's School and Merchiston Castle School, all of which are within comfortable reach.

Despite its peaceful setting, Church Hill is exceptionally well connected. Edinburgh city centre lies only a short distance away and can be reached quickly by car, bus or on foot. Haymarket and Waverley stations provide regular rail services across Scotland and direct links to London. Edinburgh Airport is approximately 20 to 25 minutes by car and offers an extensive range of domestic and international flights, including connections across Europe, North America and the Middle East. The City Bypass is also within easy reach, providing efficient access to the wider motorway network.

PROPERTY INFORMATION

Services: Mains gas, electricity & water

Local Authority: The City of Edinburgh Council

Council Tax: Band H

Tenure: Freehold

EPC: C



We would be delighted
to tell you more.

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