



HUNTERS
RESIDENTIAL



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MORHAM PARK
Greenbank, EH10 5GF

Greenbank, 5 Morham Park, EH10 5GF

Offers Around £515,000

Viewing: By appointment through selling agents on 0131 447 4747

GENERAL DESCRIPTION

Enviably located in the desirable area of Greenbank, this impressive three bedroom end of terrace town house provides stylish and versatile accommodation with off-street parking and a stunning private garden. It owes its generous size to the fact that it was created out of one of the ward wings of a former hospital. Approximately 10 years ago some of the hospital buildings were carefully and considerably redeveloped by renowned construction company Cala Homes to create wonderful and distinctive properties. (All the houses created from the hospital wards are different). The property sits back from the road and enjoys a peaceful location at the end of a cul de sac.

Once inside, the property is presented to a superb standard, with bright rooms, neutral décor and stylish fixtures and fittings throughout. The property is accessed via a short private path, and compact front garden, to a private entrance on the ground floor. Once inside, a generous central entrance hall provides access to each of the principle rooms, with three large recessed storage cupboards and a well-lit stairway to the first floor. The living/dining room is positioned at the southerly end of the property. A substantial and comfortable room, this impressive space also provides a stylish open-plan kitchen area. Large French doors open to the gardens beyond. There is ample space for entertaining and relaxing alike and the room can certainly be described as the heart of the house. The shaker style kitchen has integrated appliances, and generous storage and food preparation space. At the opposite end of the property there is a versatile family room. This impressive room is centred around a charming fireplace and has also previously been used as a guest bedroom. A convenient guest WC completes the accommodation on the ground floor.

At first floor level the property has a generous central landing area that provides access to each of the bedrooms. This space is currently utilised as a home study area, with ample built-in shelving and large desk. In addition, there are two further recessed storage cupboards and a hatch to the loft space above. The principle bedroom suite is a substantial and well-proportioned room and features a useful walk-in wardrobe with a separate luxurious en suite bathroom. Bedrooms two and three each feature ample built-in wardrobes and both rooms are large enough for a double bed. Finally, a well-presented family bathroom completes the accommodation internally.

Externally the property has well maintained gardens on three sides. There is a beautiful south-east facing area behind the house that enjoys sunshine throughout the morning and most of the afternoon, whilst to the side there is a dedicated 'vegetable plot' with storage shed and an area for bins. The garden area to the rear has a useful gate that leads via a footpath out to the street. The property benefits from one allocated off-street parking space.

- Entrance Hall
- Living/Dining Room with Open-Plan Kitchen
- Family Room
- Master Bedroom with En Suite Bathroom and Walk-In Wardrobe
- Two Further Sizeable Bedrooms with Storage
- Family Bathroom
- Guest WC
- Gardens Both Front and Rear
- One Allocated Off-Street Parking Space
- Gas Central Heating
- Double Glazed Throughout







LOCATION

The property is situated in the heart of the prestigious Greenbank Village development, built by Cala Homes approximately 10 years ago. The environment is particularly pleasant being set amidst well-maintained, landscaped grounds and long leafy tree-lined avenues. The shops, boutiques and pavement cafes of Morningside are only a short distance away, as are Waitrose and Marks & Spencer stores. Several golf courses and pleasant walks can also be accessed locally. Good transport links include bus routes into the city centre, and for the motorist there is excellent access to the city bypass that in turn links to the M8/M9 and wider motorway network.

ACCOMMODATION

ENTRANCE HALL	
LIVING ROOM/DINING ROOM	29'9 x 20' (9.07m x 6.10m)
OPEN-PLAN KITCHEN	INCLUDED
FAMILY ROOM	17'5 x 12'5 (5.31m x 3.78m)
GUEST WC	7'9 x 5' (2.36m x 1.52m)
LANDING/STUDY AREA	
MASTER BEDROOM	15'8 x 12'5 (4.78m x 3.78m)
EN SUITE BATHROOM	9'9 x 7'3 (2.97m x 2.21m)
WALK-IN WARDROBE	9'9 x 4'7 (2.97m x 1.40m)
BEDROOM TWO	20' x 10' (6.10m x 3.05m)
BEDROOM THREE	13'9 x 10'8 (4.19m x 3.25m)
BATHROOM	11'8 x 6'5 (3.56m x 1.96m)

NOTE

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.

AMENITIES

Council Tax Band – G
Airport – Approximately 9.4 miles
Trains - Approximately 1 mile (Slateford Rail Station)
Buses – Within walking distance (3 minutes -
Greenbank Drive)





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA - 2058 SQ FT / 198 SQ M
 Measurements are taken to the face of walls and windows.
 An approximate area is provided for reference only.
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