

**43/1 Rattray Drive  
EDINBURGH EH10 5TH**

**Offers Over £375,000**

- Hallway with two large storage cupboards
- Bay window living/dining room
- Breakfasting kitchen with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Three double bedrooms all with fitted wardrobes and master featuring en-suite
- Family bathroom with three-piece suite and mains walk in shower
- Gas central heating and double glazing throughout
- Well kept communal gardens
- Residents parking and single garage



1



3



2



EPC C





## Ground Floor Flat

Blair Cadell are delighted to bring to market this immaculate three bed ground floor flat in the sought after location of Greenbank. The accommodation is set in a beautifully kept development and is in turn-key condition and will appeal to many.

The accommodation comprises of an entrance hallway with two large storage cupboard offering plenty of storage space. A beautiful bay window living/dining room that is the perfect space for evening relaxing with friends and family. Breakfasting kitchen with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances all included in the sale. There are three well proportioned double bedrooms all with fitted wardrobes and the master features a lovely en-suite with a three-piece suite and a mains walk in shower. There is also a family bathroom again with a three-piece suite and mains shower walk in shower. The property has gas central heating and double glazing throughout for maximum efficiency. Beautifully kept communal gardens as well as residents parking and a single garage with plenty of space for a modern car. \*Television available by separate negotiation and white goods included but no warranties given\*

The apartment is located in Greenbank Village which lies to the south of the city in the delightful Morningside area of Edinburgh. It is well-positioned to take advantage of an excellent range of amenities in nearby Morningside, including many specialist shops, a Marks and Spencer food hall and a Waitrose supermarket. There is also a fantastic range of cafes, restaurants, bars, the Churchill Theatre and the Dominion Cinema. The Merchants of Edinburgh Golf Course and Craiglockhart Sports and Tennis Centre are easily accessed locally. Schooling is well represented from nursery to senior level, both in the private and public sectors, with Napier University also close by. A regular bus service operates from nearby to/from the city centre and surrounding areas and the city bypass and main motorway networks are also within easy reach, as is Edinburgh Airport and the Forth Road Bridge.

**Viewing by appointment on 0131 337 1800**



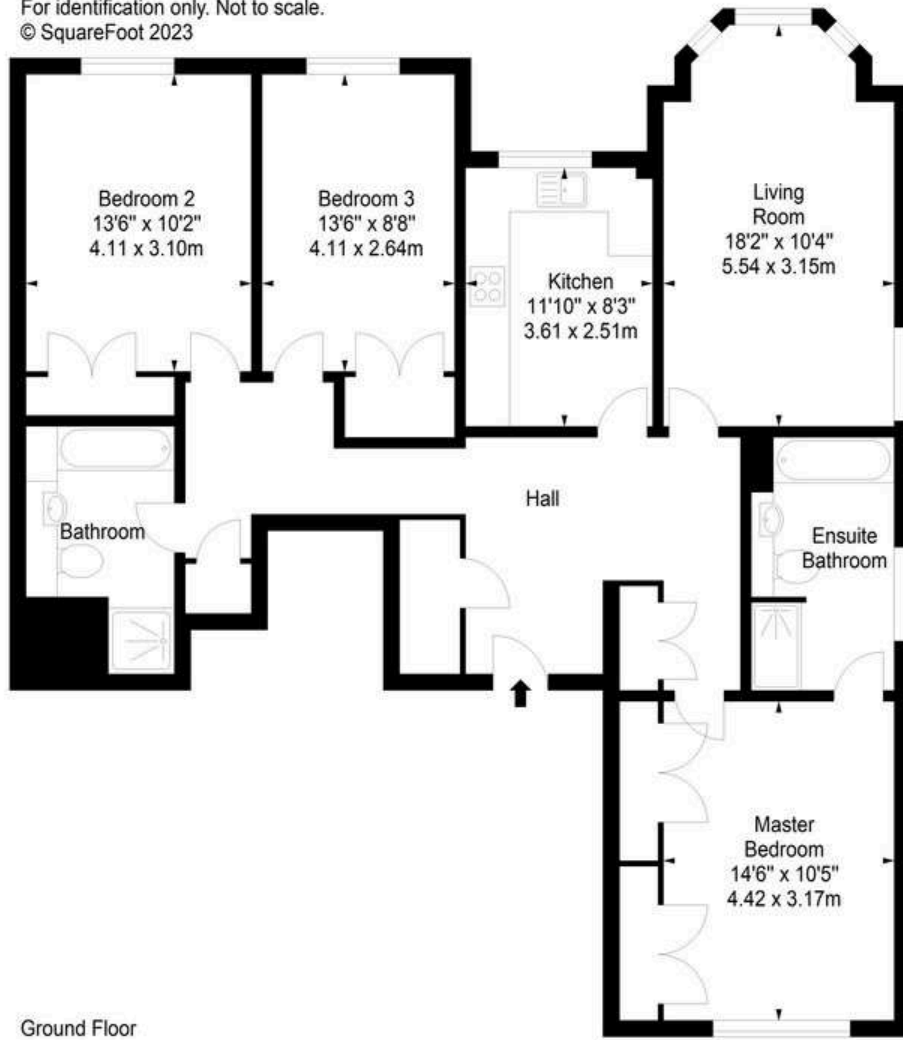




Rattray Drive,  
Edinburgh, EH10 5TH



Approx. Gross Internal Area  
1171 Sq Ft - 108.79 Sq M  
For identification only. Not to scale.  
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