

COULTERS[©]

35/9 RATTRAY GROVE

GREENBANK, EDINBURGH, EH10 5TL

 4 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

This spacious second floor flat occupies a peaceful position within the prestigious Greenbank Village development by Cala Homes. The property has been very well maintained and benefits from lift access, generous room proportions and excellent storage throughout.

Arranged over one level, this versatile apartment accommodates four double bedrooms but can also be arranged with 3 bedrooms and two very comfortable reception rooms, as used currently. There is a beautifully bright sitting room with corner window and a sizeable kitchen/dining room with integrated appliances. Offering added privacy, the 3 main bedrooms are situated to the rear of the flat and are all sizeable doubles with built-in wardrobes. The impressive principal bedroom has a bay window and a particularly large en suite featuring both a bath and separate shower cubicle. The fourth bedroom/dining room, family bathroom and multiple storage cupboards are all accessed from the central hall.

KEY FEATURES

-  Second floor flat with lift access
-  Single garage
-  Bus stop on main road
-  Flexible layout with up to 4 double bedrooms
-  Beautifully maintained communal grounds
-  Highly desirable Greenbank location

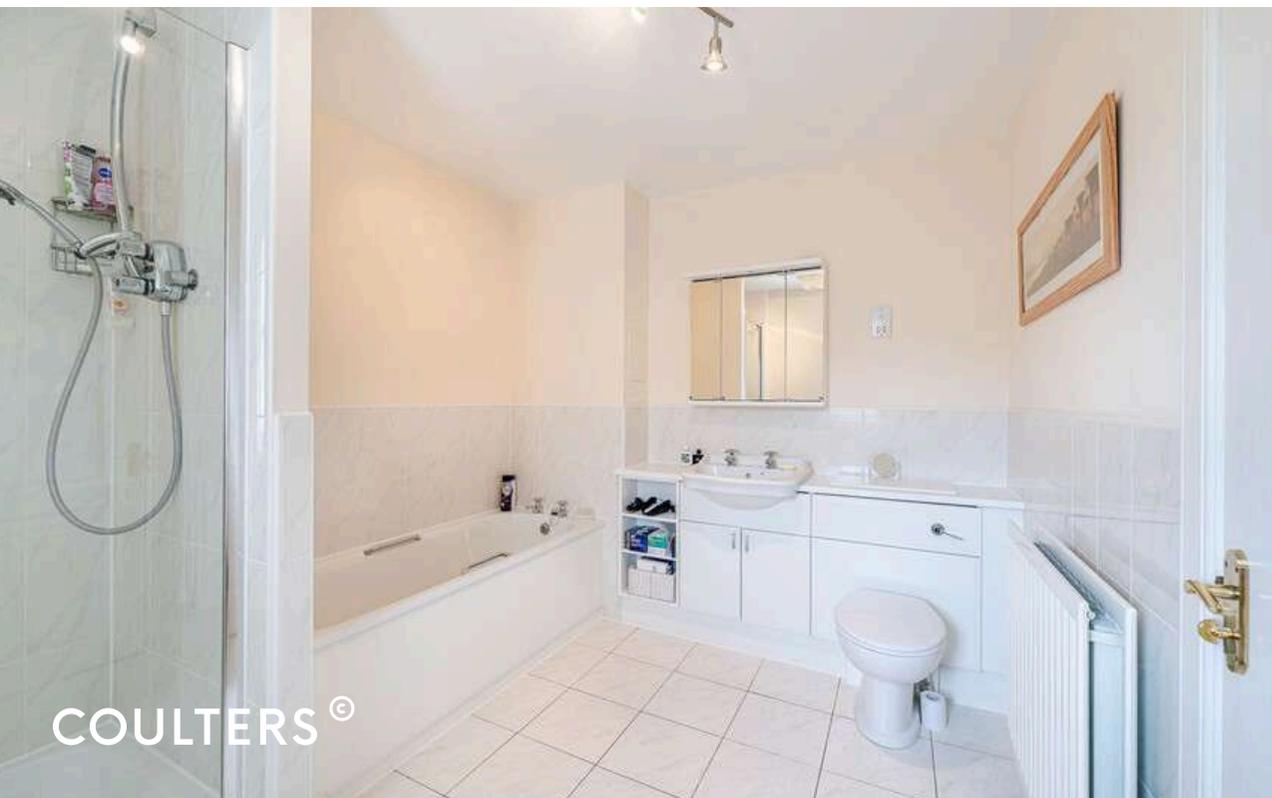


Gas central heating system and double glazed windows have been fitted within the property along with a secure entry system.

The communal grounds within the development are very well kept and there is unrestricted parking for residents on the street. A single garage comes with the property and forms part of a row on Rattray Crescent, behind the property.

The factor for the development is Trinity Factors and the annual service charges are approximately £1,600 which includes buildings insurance.





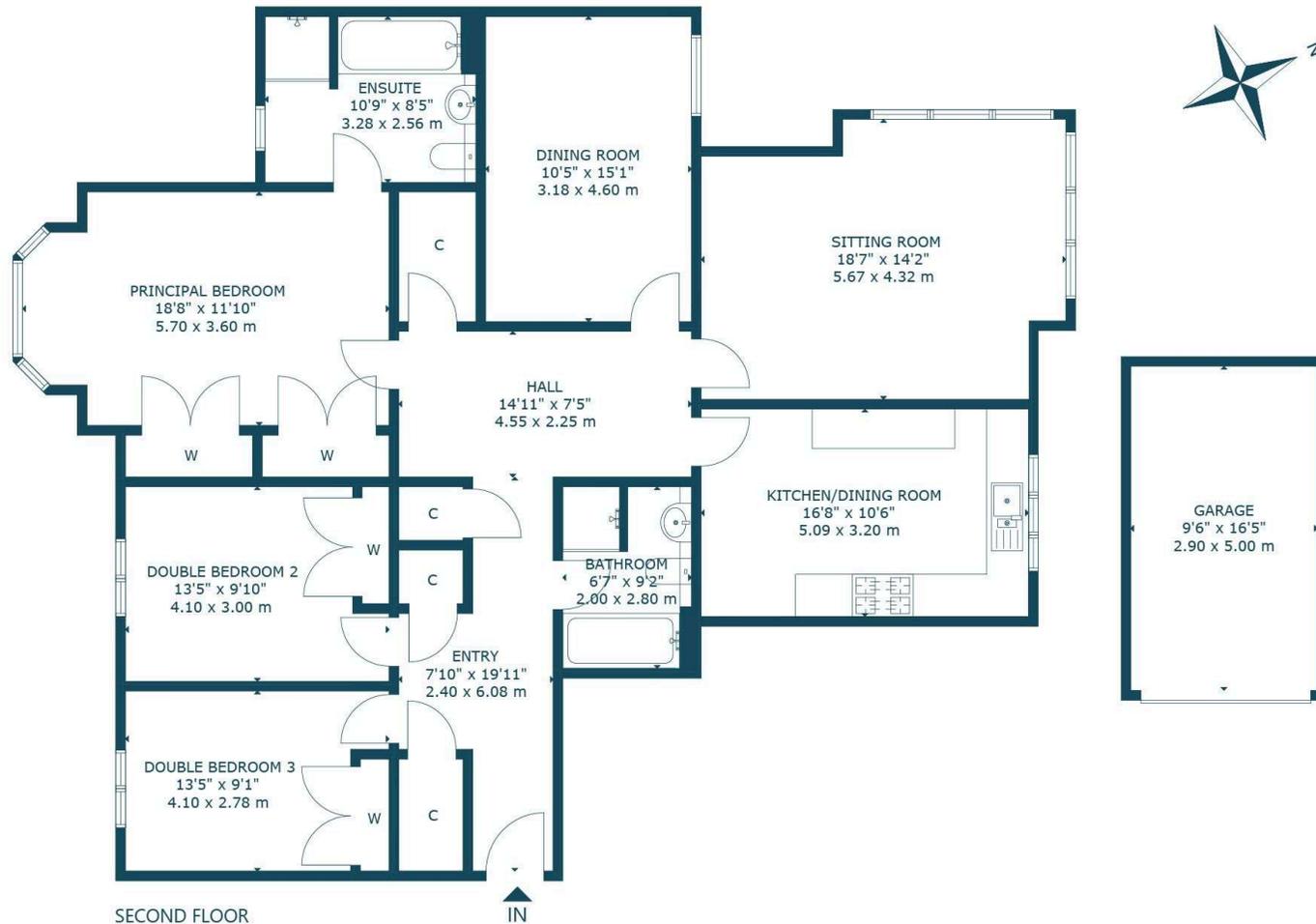
THE LOCAL AREA

South of Morningside, Greenbank Village is one of Edinburgh's most desirable places to live. Discover peaceful riverside walks at Braidburn Valley Park or take in picturesque natural beauty at the Hermitage of Braid and Blackford Hill. Vibrant bars, cafès, and restaurants are in abundance in fashionable Morningside whilst the family-owned Dominion Cinema and Church Hill Theatre are popular cultural destinations. Daily shopping needs are well catered for with a Margiotta on Comiston Road, and a Marks and Spencer Simply Food and Waitrose on Morningside Road. For larger shopping requirements it is ideally placed for Straiton Retail Park which houses a variety of retailers including IKEA, Costco, and more. Local schooling includes Oxgangs Primary School and Firrhill High School with private options such as George Watson's College and Merchiston Castle just a short distance away. It is ideally situated for Napier University's Merchiston Campus and Edinburgh University King's Buildings. Regular bus routes from Greenbank Drive take you into Edinburgh City Centre quickly and the City Bypass is minutes away with links to the M8/M9 and Edinburgh International Airport.

EXTRAS

All fitted flooring, blinds, curtains, light fittings and kitchen appliances are included in the sale price.





35/9 RATTRAY GROVE, EDINBURGH, EH10 5TL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,574 SQ FT / 146 SQ M
 GARAGE 156 SQ FT / 15 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
 Copyright © Nest Marketing www.nest-marketing.co.uk

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.