

Jardine Phillips  
Solicitors • Estate Agents

## GREENBANK

6/6 RATTRAY DRIVE  
EH10 5TH



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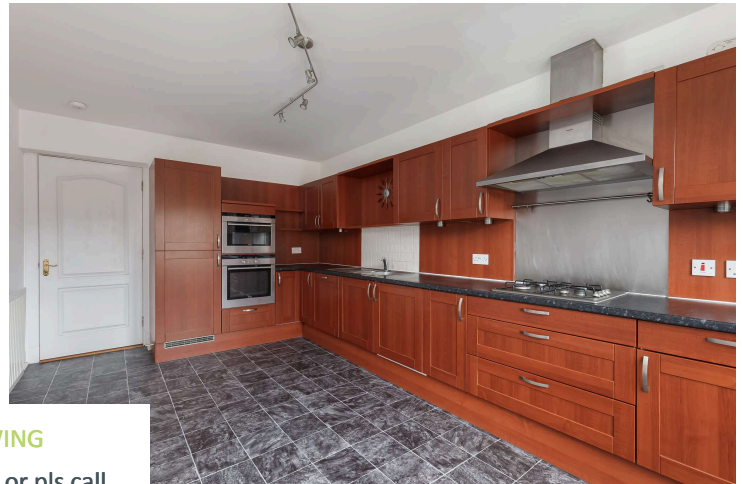
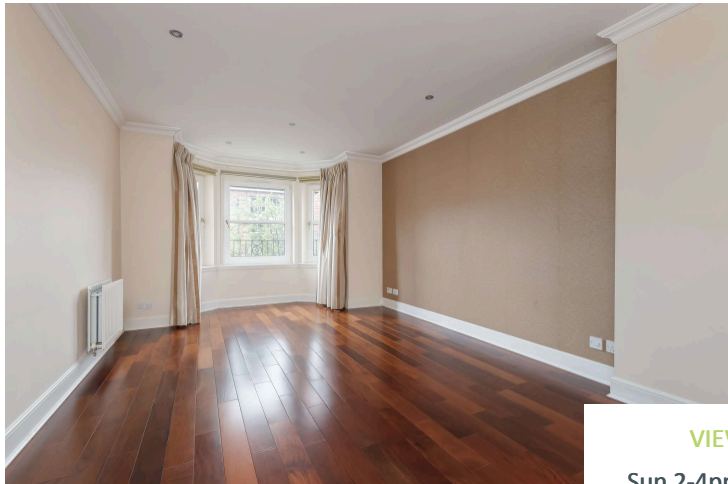
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EPC RATING: B

OFFERS OVER £495,000

## PROPERTY DESCRIPTION

- Open hallway with plenty of storage facilities
- Elegant bay windowed sitting room with open outlook over to the hills
- Large kitchen/dining room with a wide array of dark wood fitted cupboards & integrated appliances and space for a dining table
- Bay windowed principal bedroom with outlook over the treetops, fitted wardrobes and
- Ensuite bathroom with bath, shower cubicle, fitted vanity sink unit & wc
- Bedroom two which could also be used as a formal dining room
- Two further good-sized double bedrooms both with fitted wardrobes
- Main bathroom with bath, shower cubicle, fitted vanity sink unit & wc
- Annually serviced gas central heating from boiler located in the kitchen
- Timber framed double glazed windows
- Well maintained communal gardens surrounding the development
- Single car garage in row nearby with electric light & power together with unallocated residents' parking in the grounds
- Development factored by Trinity Factors at a cost of approx. £150pcm to cover block buildings insurance & maintenance of communal areas

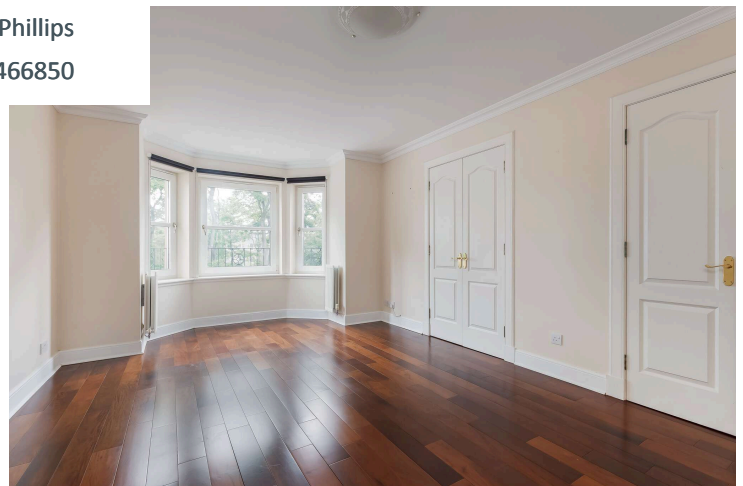


## VIEWING

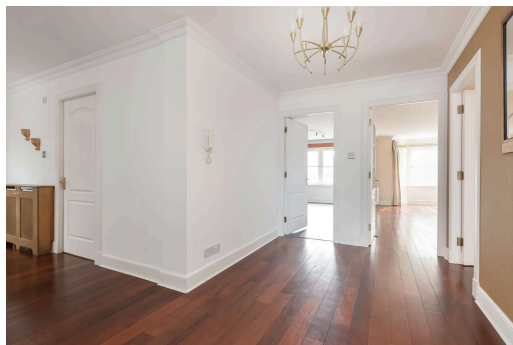
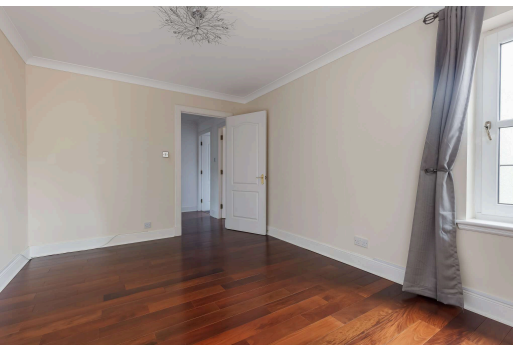
Sun 2-4pm or pls call

Jardine Phillips

0131 4466850







## IMMACULATE FOUR BED TWO BATH FIRST FLOOR APARTMENT IN EXCLUSIVE DEVELOPMENT

Located in the desirable area of Greenbank is this beautifully presented, extremely spacious flat which is neutrally decorated with stunning dark wood flooring, a handy garage, well-maintained communal grounds and the added bonus of lift access. Perfect for downsizers, professionals or a young family. Excellent bus links into Morningside with all its amenities, and further on into the city centre making it ideal for commuters. There are also golf courses galore in the vicinity, gyms and access to wide open spaces for walks & leisure pursuits.

### AREA

Greenbank is a prestigious area in the south of the city with local supermarkets at nearby Colinton. Morningside is a stone's throw away and offers a wider range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for Oxfords & St Peters RC Primary Schools and Firrhill & St Thomas of Aquin's High Schools, and is walking distance to George Watson's. There are superb amenities within a short walk or bus ride, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses. The property is also well placed for lots of walks and open spaces including Craighouse, Morningside Park, Braidburn Valley Park, Hermitage of Braid, Braid Hills and Blackford Hill & Pond. There is easy access into town via the excellent local bus services, and out of town to the city bypass and the motorway network beyond.

### EXTRAS

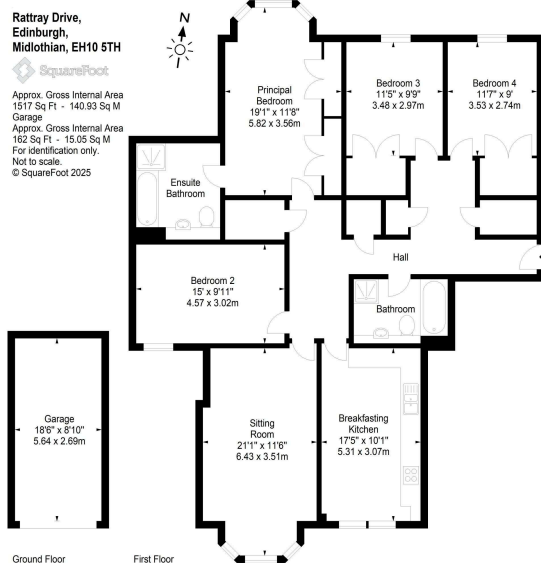
The blinds/curtains, light fittings, gas hob, double oven, cooker hood, dishwasher, integrated fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£500,000



Sitting room	21'1 x 11'6 (6.43 x 3.51m)
Kitchen/breakfast room	17'5 x 10'1 (5.31 x 3.07m)
Bedroom 1	19'1 x 11'8 (5.82 x 3.56m)
Bedroom 2/dining room	15' x 9'11 (4.57 x 3.02m)
Bedroom 3	11'5 x 9'9 (3.48 x 2.97m)
Bedroom 4	11'7 x 9' (3.53 x 2.74m)
Garage	18'6 x 8'10 (5.64 x 2.69m)



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 dosing date. The sellers reserve the right to sell without imposing a dosing 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.