



35/10 Rattray Grove
Greenbank, Edinburgh, EH10 5TL

CALL US ON 0131 447 4747

35/10 Rattray Grove, Greenbank, Edinburgh, EH10 5TL

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Stairs & lift to upper levels.
- Reception hall with excellent storage.
- Access to attic from reception hall.
- Attractive living room/dining room with bay window overlooking front of property.
- Breakfasting kitchen with appliances.
- Generously proportioned master bedroom with fitted wardrobes.
- Four-piece ensuite.
- Further double bedroom with fitted wardrobes.
- Four-piece bathroom.
- Gas central heating.
- Double glazing.
- Well maintained communal grounds.
- Ample on street parking.
- Private garage.



GENERAL DESCRIPTION

A well-presented second floor flat, forming part of a modern development, in the sought after Greenbank district, only a short journey to the south of Edinburgh City Centre. There are a range of local amenities close at hand in Morningside and Bruntsfield and the property would make an ideal purchase for a professional person/couple or perhaps somebody downsizing and looking to stay within the area. The property is brought to the market in a move in condition.

FACTORING NOTE

The development is factored by Trinity Factors at the approximate charge of £131 per calendar month. This covers the maintenance of all the communal areas and also the blocks buildings insurance.

COUNCIL TAX BAND
TRAIN STATION

F.
APPROXIMATELY 2.8 MILES TO SLATEFORD TRAIN STATION.
APPROXIMATELY 2.8 MILES TO HAYMARKET TRAIN STATION.

AIRPORT
BUSES

APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.
WITHIN 200 METRES.

LOCATION

The sought-after residential area of Greenbank enjoys an excellent location south of the city centre. It is ideally situated nearby Morningside and Bruntsfield where a wide variety of cafés, bars, restaurants, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can be found. Enjoying the outdoors couldn't be easier with the lovely green areas of Braidburn Valley Park (awarded Scotland's first Green Flag for excellence in parks) and Colinton Mains Park or Blackford Hill where delightful walks and superb views across Edinburgh can be enjoyed. The Pentland Hills regional park is a short drive away and offers walking, biking and skiing at Midlothian Snowsports Centre. For the active type, Craiglockhart Leisure Centre is nearby and offers a gym, fitness classes and a tennis centre. For the golf enthusiast there are a number of courses in the surrounding area including the Merchants of Edinburgh and Braid Hills. Schooling is well-catered for in the area from nursery to secondary level in both the public and private sectors, and Edinburgh Napier University is a short drive away. Greenbank is well-served by public transport with regular buses to and from the city centre, and the proximity of the City Bypass makes commuting fast and convenient.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND WASHER/DRYER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.

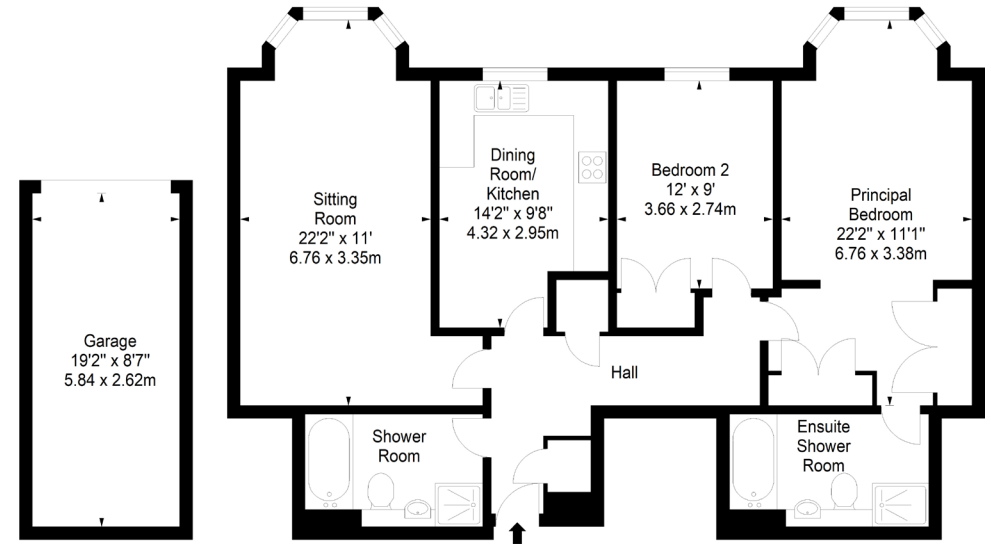




**Rattray Grove,
Edinburgh,
Midlothian, EH10 5TL**



Approx. Gross Internal Area
1024 Sq Ft - 95.13 Sq M
Garage
Approx. Gross Internal Area
164 Sq Ft - 15.24 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING B**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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.