



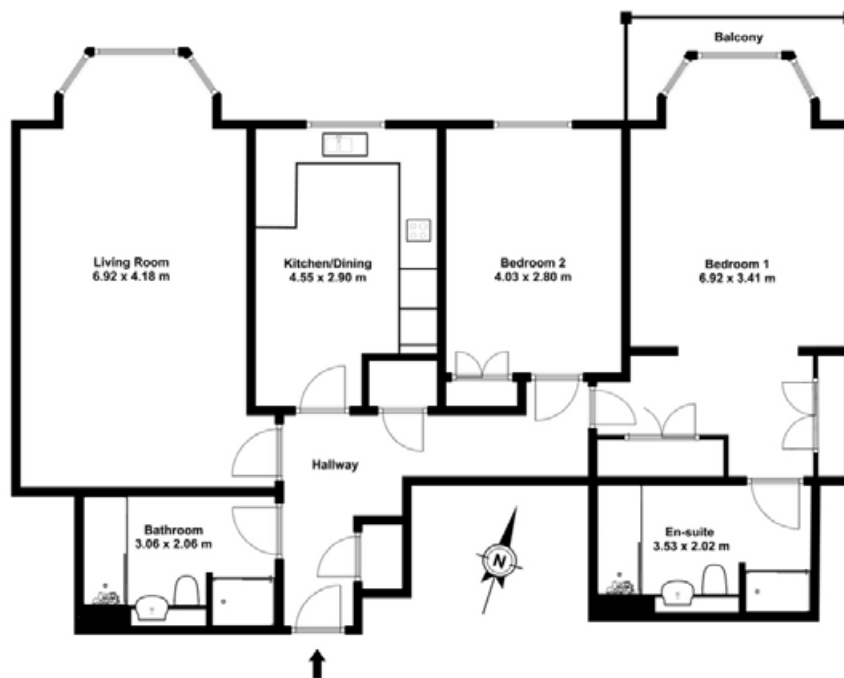
SMART



Flat 6, 40 Little John Road, Morningside, Edinburgh, EH10 5GJ

Beautifully presented modern 2 bedroom property tucked away in Greenbank Village in Morningside with garage.

- Modern fitted kitchen
- Lounge
- Two-double bedrooms
- Fully tiled bathroom and ensuite with separate bath & shower
- Two bay windows; Lounge and master bedroom
- Gas central heating
- Double Glazing
- Secure stair entry system
- Lift in building
- Well-kept landscaped gardens
- EPC – C
- Council tax – F



Smart Property is a trading name of Temple & Co Solicitors, SC415576, Registered office: 1 St Colme Street, Edinburgh, EH3 6AA

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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