



3 Rattray Crescent  
Greenbank, EH10 5TT

**Deans**   
Solicitors & Estate Agents LLP



## MEWS

- Living Room
- Kitchen/Dining Room
- Three Double Bedrooms (one en-suite)
- Bathroom
- Shared Rear Garden
- Garage
- Double Glazing & GCH
- EPC Rating – C

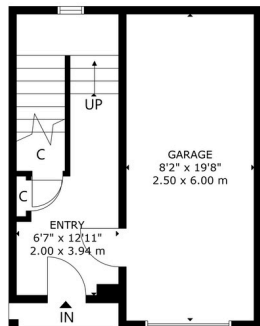




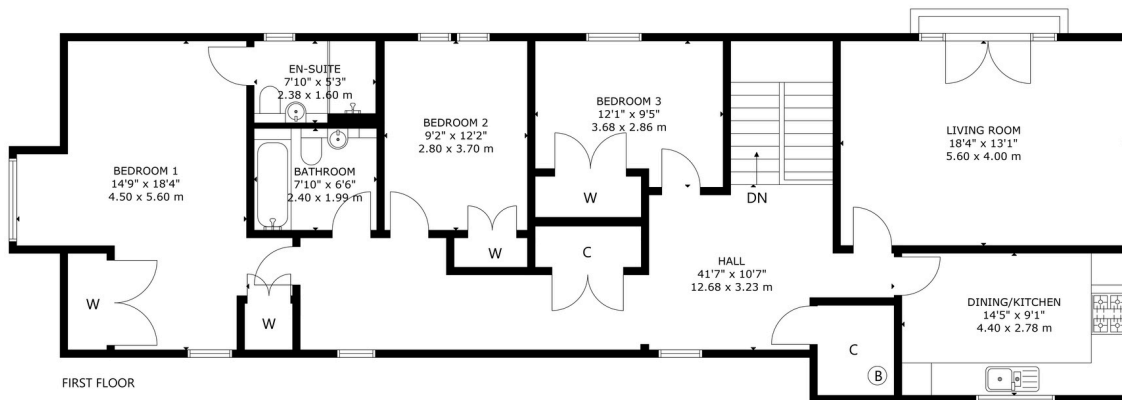
This beautifully presented and rarely available first floor mews flat is situated in the highly sought-after area of Greenbank in south-west Edinburgh. Nearby Morningside offers access to a range of popular supermarkets, independent shops, cafes, bars and restaurants and there are convenient transport links to the city centre and surrounding areas. Lovely outdoor areas are available at nearby Braidburn Valley Park and Hermitage of Braid and Blackford Hill Local Nature Reserve. The spacious accommodation comprises; welcoming hallway, bright, south-facing living room with Juliet balcony, separate kitchen/dining room, three good-sized double bedrooms with excellent built-in storage, one en-suite shower room, and family bathroom with shower over bath. Externally, there are well-maintained, shared gardens to the rear and a garage provides convenient off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine, tumble dryer, dishwasher and light shades. All included appliances are sold as seen with no warranty provided. There is a factoring fee payable to Trinity Factors of approx. £68 per month which covers buildings insurance and ground works.







GROUND FLOOR



FIRST FLOOR

3 RATTRAY CRESCENT, EDINBURGH EH10 5TT  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,552 SQ FT / 144 SQ M  
 GARAGE 161 SQ FT / 15 SQ M

All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)

[deansproperties.co.uk](http://deansproperties.co.uk)