

**38/4 Littlejohn Road
Edinburgh EH10 5GJ**

Fixed price £425,000

- Bay window lounge
- Kitchen/diner fitted with a range of floor and wall mounted units, electric hob and oven and appliances included
- Three double bedrooms all with fitted wardrobes and master featuring en-suite
- Dining room/fourth bedroom
- Family bathroom fitted with four piece suite and mains walk in shower
- Gas central heating and double glazing
- Residents parking and single garage
- Well kept communal gardens

Council Tax Band: G

Tenure: Freehold

Annual Service Charge: £1656

Shared Ownership: N



Flat

Blair Cadell is thrilled to present this stunning four-bedroom flat, ideally situated in the highly sought-after Greenbank Village. Offering modern, spacious living within beautifully maintained grounds, this property is perfect for young professionals seeking the convenience of city living with the charm of a tranquil neighborhood.

The accommodation comprises of an elegant bay-windowed lounge, which is bright and airy space, ideal for relaxing with family or entertaining guests. Breakfasting kitchen fully fitted with contemporary wall and floor-mounted units, an electric hob and oven, integrated appliances, and white goods (included in the sale). Three generously sized double bedrooms all feature fitted wardrobes offering plenty of storage. The master bedroom includes an en-suite bathroom with a four-piece suite and a mains-powered shower. Flexible dining room/bedroom four, currently set up as a dining room, this versatile space could easily be used as a fourth bedroom, offering adaptability to suit your lifestyle needs. Family bathroom featuring a three-piece suite and a mains shower. Ample Storage in the spacious hallway with three well-designed storage cupboards ensures a clutter-free home. The property is further enhanced by gas central heating, double glazing, well-kept communal gardens, a single garage, and convenient residents' on-street parking.*No warranties given for systems or appliances*

The apartment is located in Greenbank Village which lies to the south of the city in the delightful Morningside area of Edinburgh. It is well-positioned to take advantage of an excellent range of amenities in nearby Morningside, including many specialist shops, a Marks and Spencer food hall and a Waitrose supermarket. There is also a fantastic range of cafes, restaurants, bars, the Churchill Theatre and the Dominion Cinema. The Merchants of Edinburgh Golf Course and Craiglockhart Sports and Tennis Centre are easily accessed locally. Schooling is well represented from nursery to senior level, both in the private and public sectors, with Napier University also close by. A regular bus service operates from nearby to/from the city centre and surrounding areas and the city bypass and main motorway networks are also within easy reach, as is Edinburgh Airport and the Forth Road Bridge.

Viewing by appointment on 0131 337 1800





LittleJohn Road,
Edinburgh,
Midlothian, EH10 5GJ



Approx. Gross Internal Area
1599 Sq Ft - 148.55 Sq M
Garage
Approx. Gross Internal Area
189 Sq Ft - 17.56 Sq M
For identification only. Not to scale.
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