



40/3 Littlejohn Road
EDINBURGH, EH10 5GJ

40/3 Littlejohn Road
Hallway
Living Room/Dining Room
Fitted Kitchen
3 Double Bedrooms
2 Bathrooms
Gas Central Heating and Double Glazing
Private Garage
Factors: Trinity Factors, Circa £1,400 per annum
EPC: C
Council Tax Band: G

Boasting an exclusive corner position within a charming, leafy development in Greenbank, this three-bedroom ground-floor corner apartment benefits from generously proportioned and naturally bright accommodation, plus access to well-maintained gardens and a private garage. The apartment and its location are sure to appeal to families and those looking for a quiet retreat within easy reach of nearby amenities and the city centre. Property benefits from sellers being chain free.

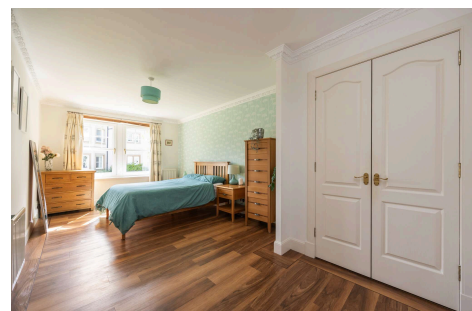
The property comprises; Secure entry system and well-maintained communal stairwell leading to the welcoming hallway, with modern wood flooring, two deep storage cupboards and a sizeable cloakroom cupboard. Spacious living room boasting excellent feature turreted bay window which allows natural light to flood the room and enough floor-space to easily take a dining table if using the flat as a three-bed. Contemporary fitted kitchen with base and wall units, and integrated appliances such as electric oven, microwave, gas hob, cooker hood, dish washer, washing machine, fridge freezer and new boiler. Large master bedroom with built-in double wardrobes and modern en-suite featuring a four piece suite. Second double bedroom of good size with built-in double wardrobe. Third double bedroom which could also be used as a dining room or home office. Finishing the property is the family bathroom featuring a further four-piece suite. Gas central heating and double glazing throughout ensure a comfortable living environment all year round.

Externally, the property benefits from a private single garage with automatic up & over door, bike stores, bin stores, beautifully maintained communal gardens and ample on street parking.

Greenbank is ideally situated near Morningside and Bruntsfield where a wide variety of cafés, bars, restaurants, bistros, independent shops, a luxury cinema, theatres and supermarkets can be found. Enjoying the outdoors couldn't be easier within the lovely green areas of Braidburn Valley Park and The Hermitage of Braid Country Home & Estate Nature Reserve 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, pony trekking and skiing at Hillend snow sports 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 several courses in the surrounding area, including the Merchants of Edinburgh, Mortonhall 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 (the no 23 bus is a 5 minute walk from flat), and the proximity of the City Bypass makes commuting fast and convenient.







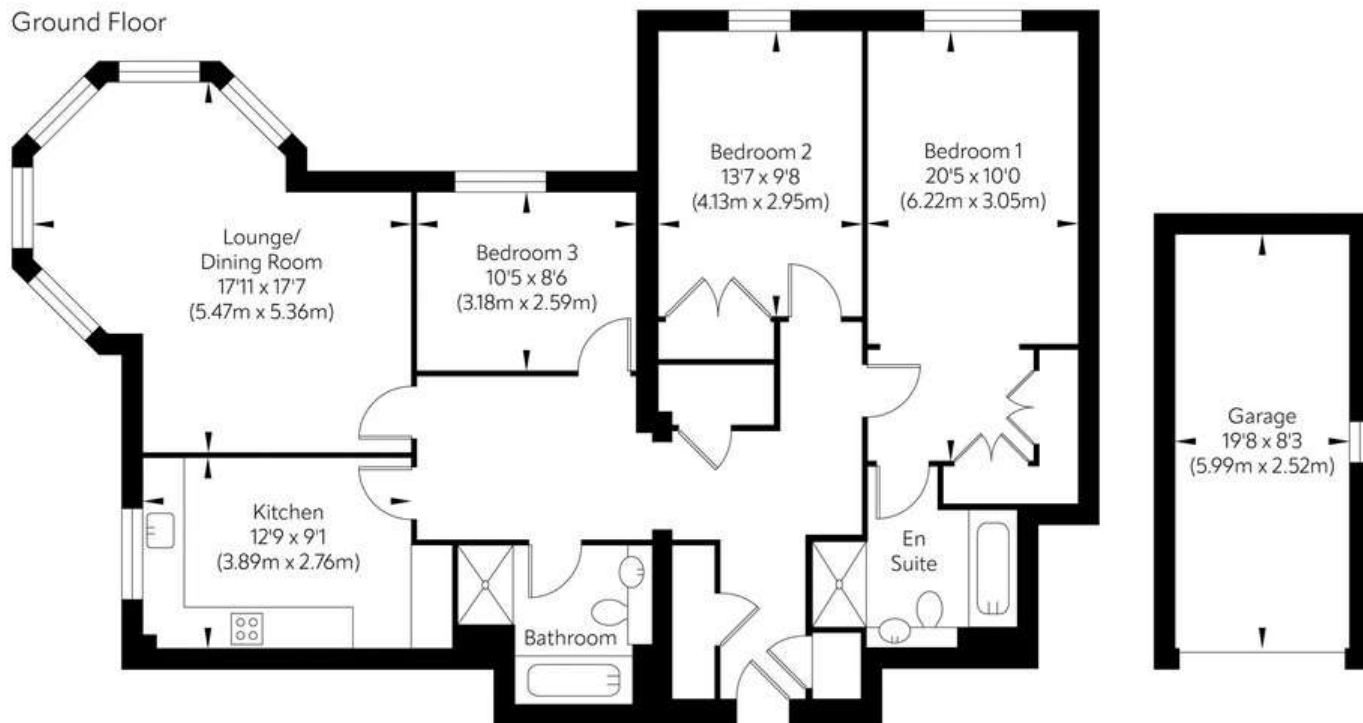






Approx. Gross Internal Floor Area 112.19 Sq M / 1208 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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