



43/3 Rattray Drive

GREENBANK | EDINBURGH | EH10 5TH



MURRAY
BEITH
MURRAY

43/3 Rattray Drive

GREENBANK | EDINBURGH | EH10 5TH

43/3 Rattray Drive is a bright, spacious and very attractive, first-floor apartment in a popular modern development. Just minutes away from Morningside's boutique shops and amenities, the well-proportioned and versatile accommodation benefits from landscaped communal grounds, lift access and secure garage.

Welcoming hall with storage cupboards; bright, dual aspect sitting room with bay window; fitted kitchen with a range of wall mounted and floor standing units, integrated appliances and ample space for a table and chairs; master bedroom with built-in-wardrobes and en-suite bathroom with a white 4-piece suite comprising WC, wash hand basin, bath and separate shower cubicle; double bedroom 2 with built-in-wardrobes; double bedroom 3 with built-in-wardrobes; family bathroom with a white 4-piece suite comprising WC, wash hand basin, bath and separate shower cubicle.

Extensive and beautifully maintained communal grounds.

Garage with up-and-over door, power and light. Further unrestricted parking in the surrounding street.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen". The integrated appliances include the dishwasher, washing machine, microwave, gas hob, oven and fridge freezer, all are included in the sale.





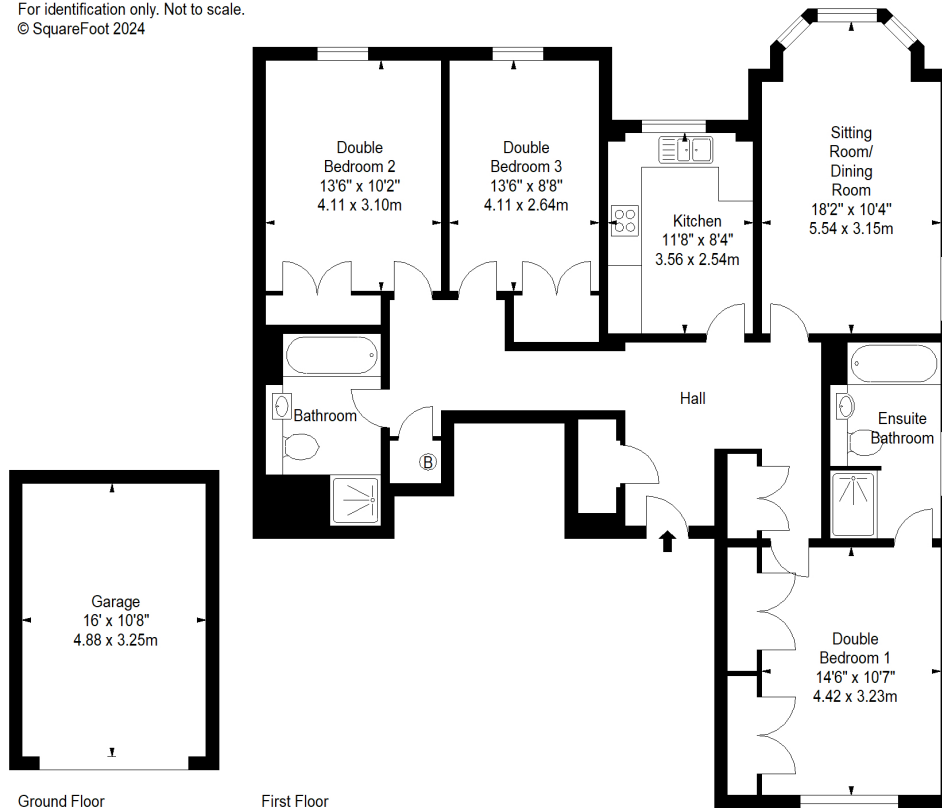
**Rattray Drive,
Edinburgh, EH10 5TH**



Approx. Gross Internal Area
1169 Sq Ft - 108.60 Sq M
Garage

Approx. Gross Internal Area
172 Sq Ft - 15.98 Sq M

For identification only. Not to scale.
© SquareFoot 2024



Location

Greenbank is a highly sought after residential area situated to the south of the city centre. A wide range of excellent amenities is available in nearby Morningside, including both a Waitrose and Marks and Spencer food hall, and a great selection of restaurants, bars and cafes and other numerous boutique shops. Pre-school, primary and secondary schooling are all available locally, as well as George Watson's College, George Heriot's school and Merchiston Castle school all also a short distance away. There are excellent leisure facilities close by, with the Galleon Swimming and Fitness Centre and both the Braid and Blackford hills for the outdoor enthusiast, providing delightful walks and cycle routes as well as both public and private golf courses. Also close at hand is the Morningside Library, the Dominion Cinema and the Church Hill Theatre. The city centre itself is easily accessible with a regular bus service running from Greenbank Drive. The Edinburgh Bypass links to the motorway network of central Scotland and Edinburgh's international airport.



MURRAY
BEITH
MURRAY



Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: property@murraybeith.co.uk W: www.murraybeith.co.uk

The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.