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FLAT 9, 6 RATTRAY DRIVE

GREENBANK, EDINBURGH, EH10 5TH

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Flat 9, 6 Rattray Drive an extremely impressive, immaculate, spacious second floor flat occupying a peaceful position within the prestigious established Greenbank Village development by Cala Homes. The property has been very well maintained and benefits from lift access, generous room proportions and excellent storage throughout.

Arranged over one level, this versatile apartment accommodates four double bedrooms but can also be arranged with three bedrooms and two very comfortable reception rooms, as used currently. There is a beautifully bright sitting room with a bay window looking out to the front of the property.

KEY FEATURES



Immaculately presented, bright & spacious second floor flat.



Four well proportioned double bedrooms, one with en-suite bathroom.



Manicured landscaped communal grounds.



Large single garage with power, lighting and an electric car charging point.



Located in the sought after leafy residential area of Greenbank.



An array of local shops and amenities nearby.



EPC Rating - C



Council Tax Band - G



At the heart of the home is an extremely spacious kitchen/dining room with integrated appliances comprising gas hob, extractor hood, electric oven, microwave, fridge/freezer, dishwasher and washing machine. There is ample space for a large dining table and chairs, from which a view of the Pentland hills can be enjoyed.

Offering added privacy, the 3 main bedrooms are situated to the rear of the flat and are all sizeable doubles with built-in wardrobes. The impressive principal bedroom has a bay window and a particularly large en suite featuring both a bath and separate shower cubicle. The fourth bedroom/ dining room, family bathroom and multiple storage cupboards are all accessed from the central hall.





MORE INFORMATION

Gas central heating system and double glazed windows have been fitted within the property along with a secure entry system.

The communal grounds within the development are very well kept and there is unrestricted parking for residents on the street.

A large single garage (fitted with power, lighting, an electric car charging point and fitted shelving/ledges) comes with the property and is accessed from the rear of the building.

The factor for the development is Trinity Factors and the annual service charges are approximately £468 per quarter which includes buildings insurance.

EXTRAS

All fitted carpets, blinds, curtains, light fittings and kitchen appliances are included in the sale price.





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THE LOCAL AREA

South of Morningside, Greenbank Village is one of Edinburgh's most desirable places to live. Discover peaceful riverside walks at Braidburn Valley Park or take in picturesque natural beauty at the Hermitage of Braid and Blackford Hill.

Vibrant bars, cafès, and restaurants are in abundance in fashionable Morningside whilst the family-owned Dominion Cinema and Church Hill Theatre are popular cultural destinations. Daily shopping needs are well catered for with a Margiotta on Comiston Road, and a Marks and Spencer Simply Food and Waitrose on Morningside Road. For larger shopping requirements it is ideally placed for Straiton Retail Park which houses a variety of retailers including IKEA, Costco, and more.

The home is in catchment for Oxfangs Primary School, St. Peter's RC Primary School, Firrhill High School and St. Thomas of Aquin's High School with private options such as George Watson's College and Merchiston Castle just a short distance away. It is ideally situated for Napier University's Merchiston Campus and Edinburgh University King's Buildings.

Regular bus routes from Greenbank Drive take you into Edinburgh City Centre quickly and the City Bypass is minutes away with links to the M8/M9 and Edinburgh International Airport.

Rattray Drive,
Edinburgh,
Midlothian, EH10 5TH



Approx. Gross Internal Area

1568 Sq Ft - 145.67 Sq M

Garage

Approx. Gross Internal Area

181 Sq Ft - 16.81 Sq M

For identification only. Not to scale.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.