

COULTERS[©]

FLAT 6, 4 RATTRAY DRIVE

GREENBANK, EDINBURGH, EH10 5TH

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated within the highly desirable Greenbank Village development, Flat 6, 4 Rattray Drive is an extremely bright and generously proportioned first floor flat with fantastic views towards The Pentland Hills.

The property is immaculately presented throughout and both the ensuite and main shower room have been upgraded to a high standard. The building benefits from lift access.

KEY FEATURES



Extremely sunny and spacious first floor flat.



Four double bedrooms, one with ensuite bathroom.



Superb views towards The Pentlands.



Lift access.



Private single garage with light, power and shelving.



Located in the leafy residential area of Greenbank.



EPC Rating - B



Council Tax Band - G



The accommodation comprises - wide entrance hall with 4 storage cupboards; sitting room with bay window and wonderful south facing views to The Pentland Hills, large kitchen/dining room also with lovely views; principal bedroom with built in wardrobes and a stylish ensuite bathroom with separate shower enclosure; 3 further double bedrooms (one of which is currently used as a dining room); and contemporary shower room with linen cupboard.

Externally, the flat has a private, single garage located within a block to the rear of the building where there is also a secure bike store. The garage has light, power and built-in shelving. The communal grounds are well maintained by the factor.

Heating and hot water are provided by a gas central heating system.





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.

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.

EXTRAS

All fitted carpets, blinds, curtains and light fittings are included in the sale price as are the integrated kitchen appliances (hob, oven, combination microwave, dishwasher, washer/dryer and fridge/freezer).

The factor for the development is Trinity Factors and the annual service charges are approximately £1,700 which includes buildings insurance.

HOME REPORT VALUATION: £520,000





Rattray Drive,
Edinburgh,
Midlothian, EH10 5TH



Approx. Gross Internal Area
1570 Sq Ft - 145.85 Sq M
Garage

Approx. Gross Internal Area
178 Sq Ft - 16.54 Sq M
For identification only. Not to scale.
© SquareFoot 2025

Key :

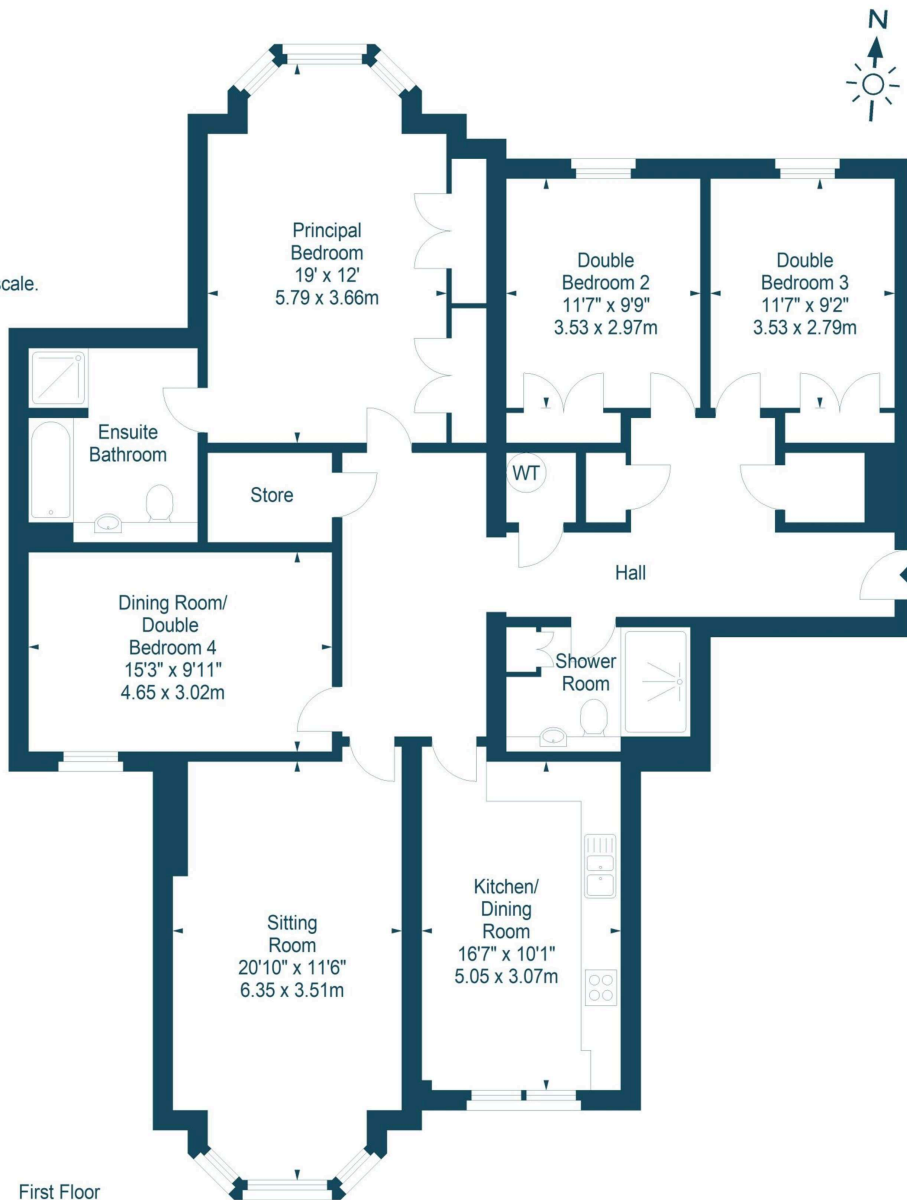
DW - Door Width

DH - Door Height



DW 7'6" DH 7'

Ground Floor



First Floor

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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.