



38/12 Littlejohn Road
GREENBANK | EDINBURGH | EH10 5GJ



38/12 Littlejohn Road is an attractive 3-bed, top floor flat situated in a mature modern development in the highly desirable Greenbank area. The flat is ideally located within reach of Morningside and its excellent local amenities and is a convenient distance from the city centre and surrounding areas.

The property provides bright and spacious accommodation benefitting from double glazing, gas central heating and exceptional storage space. Access is via a well-maintained communal stair with lift access. Benefitting from a private garage, landscaped communal gardens and flexible living space, 38/12 Littlejohn Road is an ideal home for family living and professionals alike.

To the rear, the property looks out over mews to woodland, with views of the Pentland Hills in the distance. Ample street parking is available, and bus links into the city centre can be found just a 5-minute walk away on Greenbank Drive.

- Spacious entrance hall with ample storage cupboards
- Bright sitting room with bay window
- Breakfasting kitchen with fitted wall & base units and integrated appliances
- Bright, principal bedroom with two built in wardrobes and en-suite bathroom with shower compartment
- Two double bedrooms with built in wardrobes
- Flexible fourth double bedroom / dining room
- Family bathroom with three-piece suite and shower unit
- Well-kept communal gardens
- Private garage with power and light
- Lift access
- Secure entry phone
- Gas central heating and double glazing
- Ample on street parking
- Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen".

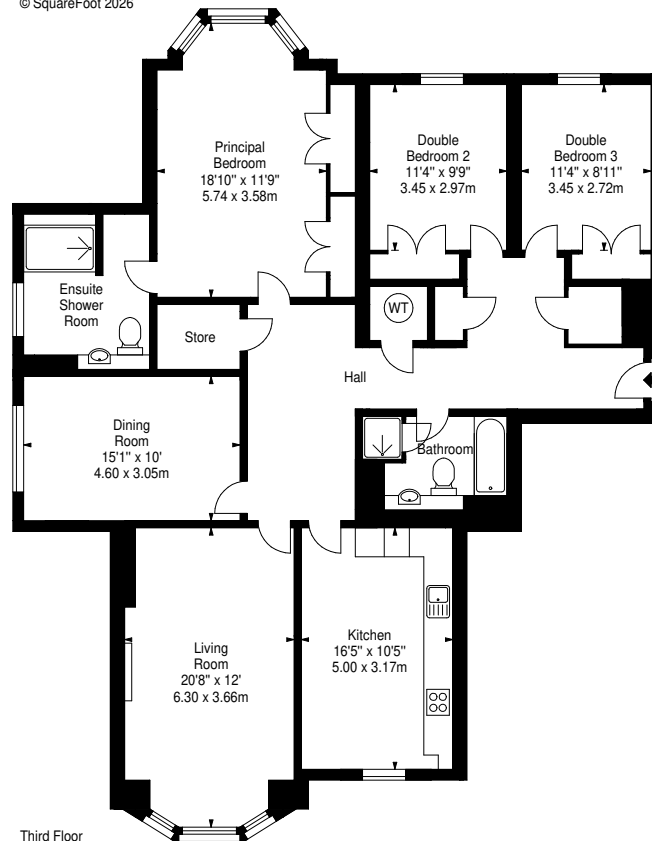




Littlejohn Road,
Edinburgh,
Midlothian, EH10 5GJ



Approx. Gross Internal Area
1599 Sq Ft - 148.55 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Location

38/12 Littlejohn road is located in a desirable development approximately 3.5 miles south of the city centre in the well-regarded area of Glenlockhart, and wider area of Greenbank. There are excellent local facilities in nearby Morningside including: banks, a Post Office; doctors' surgeries; cafés; bars; bistros; restaurants; Waitrose supermarket, M&S Foodhall, and Sainsbury's Local. There are lovely walks nearby on Craiglockhart Hill, and the Pentland Hills has a dry ski slope. Craiglockhart Sports Centre is just around the corner, and there is also a cinema, theatre and several golf courses. The City Bypass is easily accessed providing quick links to the South Gyle Business Park, Edinburgh International Airport, Forth Road Bridge, and main motorway networks. Regular buses run from Greenbank drive to the city centre, and Haymarket rail station is easily accessible. There is good schooling nearby, with state schooling provided by Oxfangs Primary School, St Peter's RC Primary School, Firhill High School and St Thomas of Aquin's RC High School. George Watson's College and Napier University Craiglockhart campus which are both within close proximity.



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 2026 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.