



13 Littlejohn Avenue  
Greenbank  
Edinburgh  
EH10 5TG







Attractive and spacious maindoor lower flat with private garage set in a modern development in the sought-after residential area of Greenbank enjoys an excellent location south of the City Centre. It is ideally situated nearby Morningside and Bruntsfield where a wide variety of cafés, bars, restaurants, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can be found.

Enjoying the outdoors couldn't be easier with the lovely green areas of Braidburn Valley Park (awarded Scotland's first Green Flag for excellence in parks) and Colinton Mains Park 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 and skiing at Midlothian Snowsports Centre. Craiglockhart Leisure Centre is nearby and offers a gym, fitness classes and a tennis centre. For the golf enthusiast there are a number of courses in the surrounding area including the Merchants of Edinburgh 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, and the proximity of the City Bypass makes commuting fast and convenient.

The property is factored by Trinity Factors, the annual charge is currently £780.00 per annum. This includes buildings insurance, maintenance of the external fabric of the building, general repairs and maintenance, tree maintenance, maintenance of communal gardens and outside areas throughout Greenbank Village East.







## Property Details

- Welcoming entrance Hall providing access to all main rooms. Four built in cupboards provide excellent storage space.
- Bright and spacious Lounge / Dining Room with windows to front and side. Space for dining table and chairs.
- Fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven, microwave and hood. Integrated fridge/freezer, dishwasher and washing machine. Ample work surfaces with stainless steel sink and drainer and tiled splashback. Window to front. For small table and chairs.
- Large Double Bedroom with window to rear. Two built in wardrobes with hanging space and shelving. En Suite Shower room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Frosted window to rear.
- Second Double Bedroom with window to rear. Two built-in wardrobes with hanging space and shelving.
- Partly tiled Family Bathroom with white three-piece suite comprising bath, wash hand basin and WC. Shower compartment with mixer shower. Mirror. Shaver point. Frosted window to rear.











Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities.

All carpets, curtains and blinds are included in the sale, most other items in the flat can also be included in the sale.



## EXTERNAL

The property benefits from a private single garage with remote controlled up and over door.

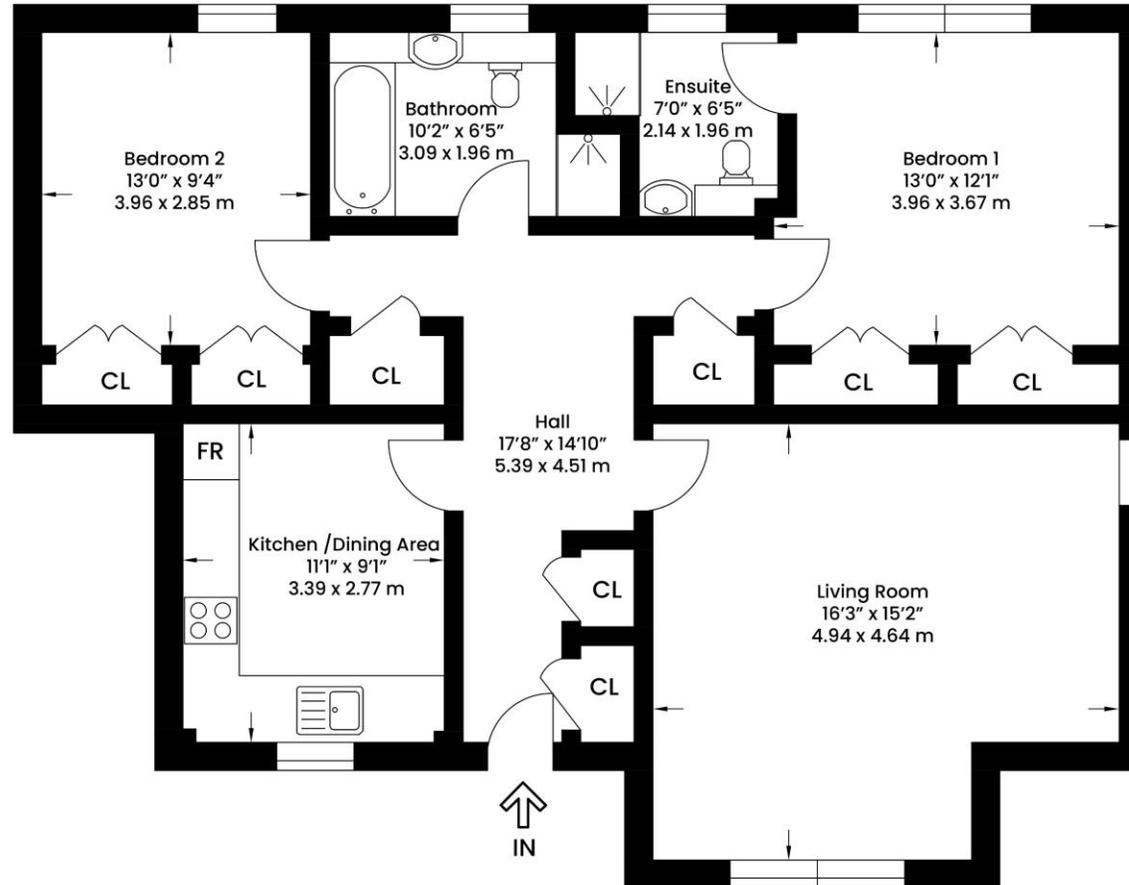
The development features attractive and well-maintained communal gardens. Ample on street parking.

Energy Performance Rating: C

Council Tax Band: F







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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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