



10 Littlejohn Avenue
GREENBANK | EDINBURGH | EH10 5TG


warners
solicitors & estate agents



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Nestled in the heart of a modern, manicured development in exclusive Greenbank, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented main door lower villa. Boasting a separate garage, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with three deep storage cupboards, a bright dual aspect lounge with generous dining space and four large windows which flood the space with natural light, a contemporary kitchen with attractive units, a spacious twin windowed master bedroom with double built-in wardrobes and an elegant en-suite shower room, two further well-proportioned double bedrooms (one with a built-in storage) and the flat is completed by a stylish main bathroom with shower and separate bath.

- Heart of Greenbank location in quiet, modern development
- Separate garage
- Welcoming hallway with ample storage
- Bright lounge with generous dining space
- Contemporary kitchen
- Three well-proportioned double bedrooms
- Two bathrooms
- Energy Rating C. Council Tax band G.

All flooring, blinds, light fittings are included in the sale price as are all the integrated kitchen appliances (hob, oven, microwave, dishwasher, fridge/freezer, washer/dryer and wine cooler).

Factor fees of approx £900 per year.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The exclusive Greenbank area of Edinburgh, lies to the south of the city centre, midway between Morningside and Craiglockhart. There are an excellent range of amenities at adjoining Morningside which includes a number of bars, restaurants, theatres and cinemas, with Craiglockhart Sports centre and Merchants Golf Course close by. Schooling is well-represented from nursery to senior level, both in the private and public sectors, with the University of Edinburgh and Edinburgh Napier University both close by. An efficient public transport system operates to the City and surrounding areas, including beach and coastal villages. The city bypass and main motorway networks are also within easy reach.



