



32/4 Littlejohn Road  
GREENBANK | EDINBURGH | EH10 5GJ

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Nestled in the heart of a modern, manicured development in the heart of prestigious Greenbank, moments from excellent amenities, quick transport links and vast open green spaces is this extremely spacious first floor apartment. Boasting landscaped communal grounds, secure entry, lift access, and a separate garage this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with four deep storage cupboards, a bright bay windowed lounge, a contemporary kitchen with attractive units and generous dining space, a large bay windowed master bedroom with double built-in wardrobes and elegant en-suite bathroom with bath and separate shower, two further well-proportioned double bedrooms (both with built-in wardrobes), a fourth double bedroom, formal dining room or ideal office and the flat is completed by a stylish main bathroom with bath and separate shower. Externally the lock up garage is set in a well-kept row of secure garages.



**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





- Modern first floor apartment in exclusive development
- Separate secure garage surrounded by manicured gardens
- Welcoming hallway with abundant storage cupboards
- Bright bay windowed lounge and contemporary kitchen
- Four large double bedrooms
- Two bathrooms

Energy rating B  
Council tax band B  
Factor is managed by Trinity factors and costs around £185 per month.  
All fixtures, fittings, carpets, oven, hob, fridge/freezer, extractor fan, dishwasher and washing machine will be included in this sale.



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.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.