



lindsays

51/3 Rattray Drive
Greenbank, EH10 5TH

"A wonderfully spacious ground floor flat within an established landscaped development. Superb location minutes from all the area has to offer"

- Hall
- Bay windowed sitting/diningroom
- Kitchen/breakfastroom with integrated appliances
- Master bedroom with fitted wardrobes, dressing area and en-suite bathroom
- Two further double bedrooms with fitted wardrobes
- Four piece family bathroom
- Gas central heating
- Double glazing
- Entryphone
- Garage

EPC Rating C

OFFERS OVER £375,000



Description

This wonderfully spacious ground floor flat forms part of a luxury Cala development set within superb landscaped grounds. The flat is accessed via a secure door entry system and thereafter by recently decorated communal hallway. Offering around 1161 square feet of living space, this lovely home is offered in immaculate order throughout. The bay windowed sitting/diningroom enjoys delightful views to the garden. The kitchen/breakfastroom comes complete with appliances. There are three generous double bedrooms (master with en-suite bathroom) and a lovely four piece family bathroom. Additional benefits include gas central heating and double glazing. A private single garage is located immediately to the rear of the building and there is ample additional parking.

Area

Greenbank is a highly respected and much sought after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated little more than three miles south of Princes Street, it is an area which successfully combines city centre accessibility with a semi rural environment. Neighbouring Morningside is within a few minutes and boasts a superb range of independent shops, as well as a large branch of Waitrose and a Marks & Spencer Food Outlet. Here there are also delightful coffee houses, cafes, bars, restaurants, a cinema and a theatre. The Merchants of Edinburgh Golf Club, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

Viewing

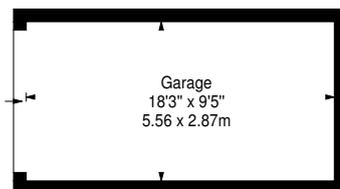
By appointment contact Lindsays on 0131 229 4040



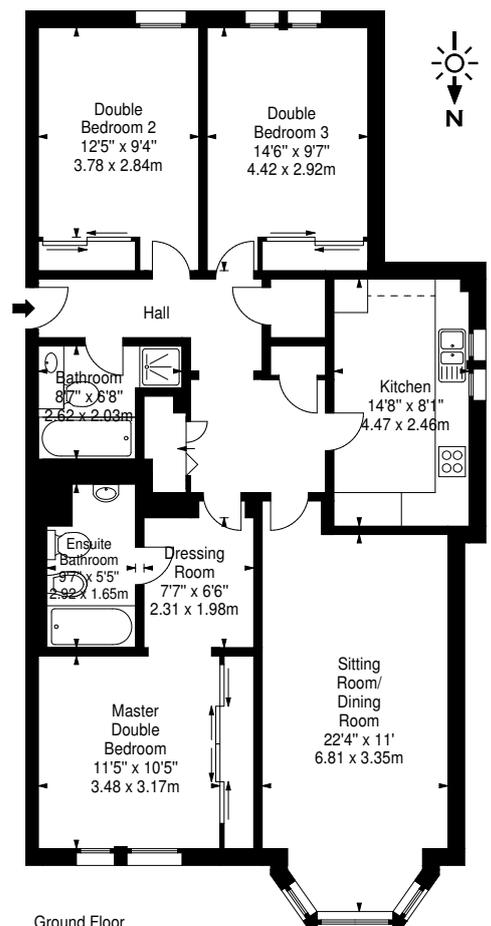
**Ratray Drive,
Edinburgh, EH10 5TH**



Approx. Gross Internal Area
1161 Sq Ft - 107.86 Sq M
Garage
Approx. Gross Internal Area
173 Sq Ft - 16.07 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor

T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.