

# ALLINGHAM & CO

traditional values | modern practice

Telephone: 0131 447 9341

Email: [property@allingham.co.uk](mailto:property@allingham.co.uk)



espc

45/1 Littlejohn Road, Edinburgh EH10 5GN

3 BEDROOM | 2 BATH | EPC C

## Location

The property forms part of a small and popular residential Development located on the site of the former City Hospital in Edinburgh's Greenbank district. This area lies just to the south of the City Centre and is adjacent to Morningside which provides a range of amenities including local shops, bars, cafes and restaurants as well as supermarket shopping with Waitrose, Marks & Spencer Foodhall and Sainsbury's local. There is more extensive shopping available close at hand with Tesco at Colinton Mains and Morrisons at Hunter's Tryst. The property is well served by local buses and there are excellent local schools. The property is also within easy reach of George Watson's and George Heriot's Private Schools. There is a diverse range of recreational activities available with some lovely walks in the surrounding countryside. The property is also particularly convenient for Napier Craiglockhart Campus.

## Accommodation

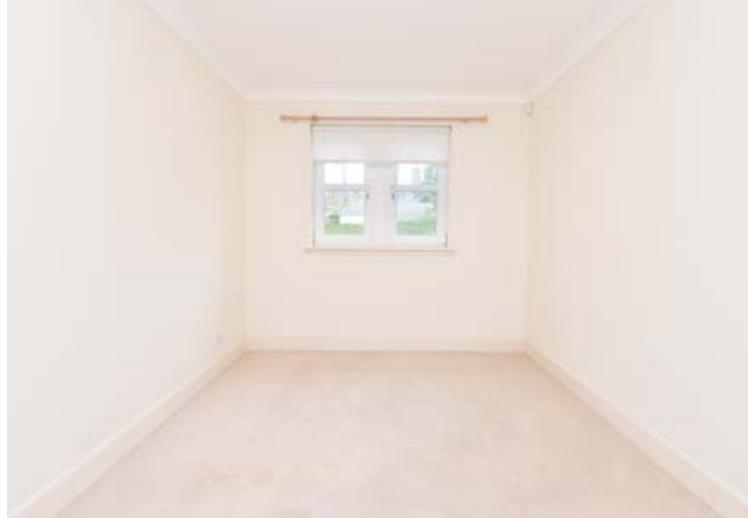
- Entrance Hall with storage off
- Lounge with bay window
- Fitted Kitchen
- Three Bedrooms with built-in wardrobes
- En suite Bathroom
- Family Bathroom
- Garage
- Double Glazing
- Gas Central Heating

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





## General

The property forms part of a modern apartment building with landscaped grounds and secured entrance to the common stair.

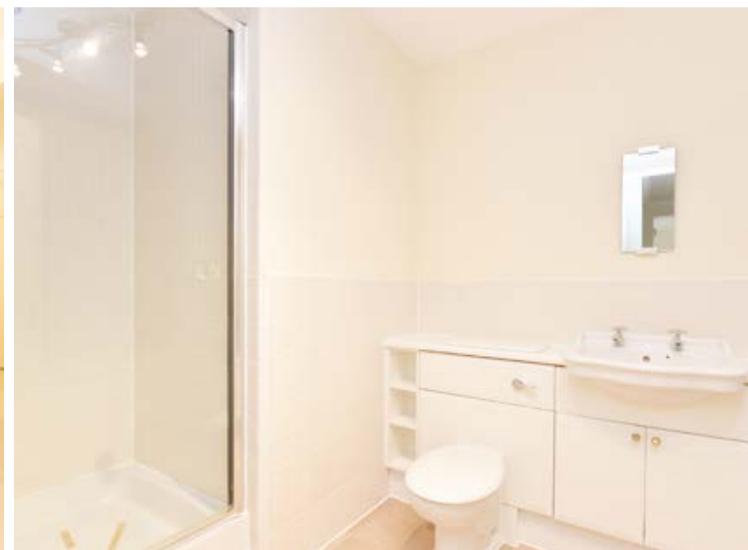
The entrance door opens onto an entrance hallway with fitted carpet and doors opening onto all the principal accommodation. There are three cupboards opening off the hallway providing useful storage.

The lounge features a bay window looking over the gardens which surround the Development. The kitchen is fitted with a generous range of wall mounted and base units in a simple Beech timber style finish with contrasting work surfaces, stainless steel hob with splash-back and extractor unit, built-in hob and oven and integral appliances.

The bedrooms are of generous proportions with built-in wardrobes. The master bedroom features an en suite bathroom with four piece suite comprising shower compartment, WC, wash hand basin and bath. The family bathroom mirrors these fittings and is adjacent to the two other double bedrooms.

## Garage

The property has a private garage opening off the central courtyard.



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## LOCAL PROPERTY CENTRES

### MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ  
TEL: 0131 447 9341

### COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ  
TEL: 0131 447 9341

Fax Property – 0131 452 9383

Email Property – [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

