



5 Rattray Way
Greenbank, Edinburgh, EH10 5TU





Quiet, tucked away position with excellent grounds & garden room

- Rarely available detached property
- Modern kitchen/dining/family room
- Bay-windowed sitting room
- Dining room & versatile study
- 5 spacious double bedroom
- 3 modern bathrooms & WC compartment
- Delightful front & rear gardens
- Excellent garden room with decking
- Double garage & driveway
- Gas central heating & double glazing



Offers Over **£1,300,000**



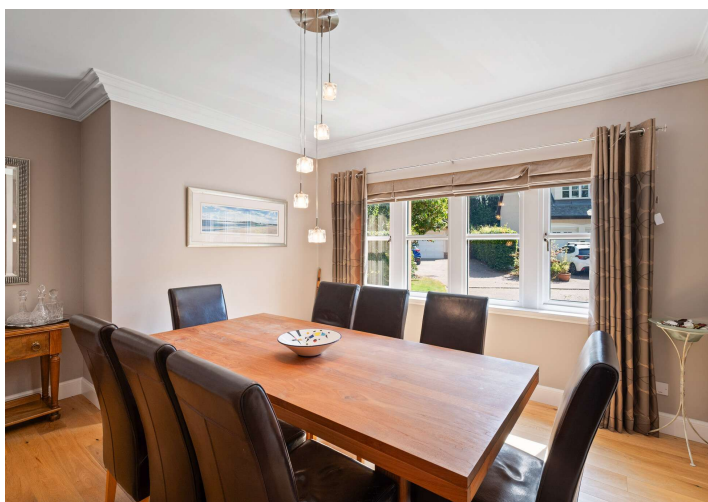
Further information can be found in the home report.

About the Property

Beautifully presented detached family home, enjoying a peaceful tucked away position in a highly desirable residential setting, this impressive home offers exceptionally spacious and versatile accommodation over two levels. With five well-proportioned bedrooms, three modern bathrooms and three elegant public rooms, the property is ideally suited to modern family living, combining flexible interiors with excellent privacy.

The accommodation is thoughtfully arranged with an entrance vestibule and a welcoming hall leading to a high spec kitchen/dining room with utility off and a relaxed family area with large bi-fold doors to the rear garden. There is a bay windowed sitting room with an attractive outlook over the garden, a further formal dining room, a versatile office and a WC compartment completes the ground floor.

The generously proportioned bay-windowed principal bedroom enjoys the benefit of an en-suite bathroom with separate shower compartment and an excellent leafy outlook to the rear. The four further double bedrooms one with a modern en-suite provides excellent accommodation for a family, guests or those requiring a dedicated home office space. All bedrooms have built-in wardrobes, and a modern family bathroom completes the upstairs accommodation.

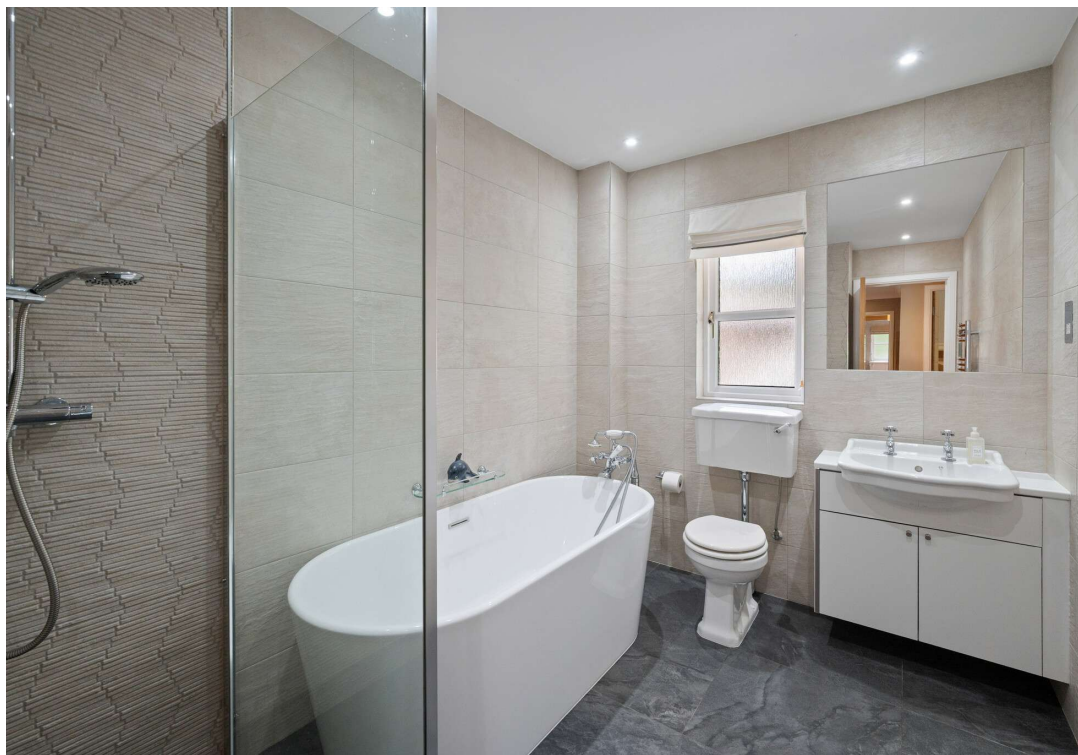




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Exceptionally spacious
detached family home with 5
bedrooms in highly sought
after location

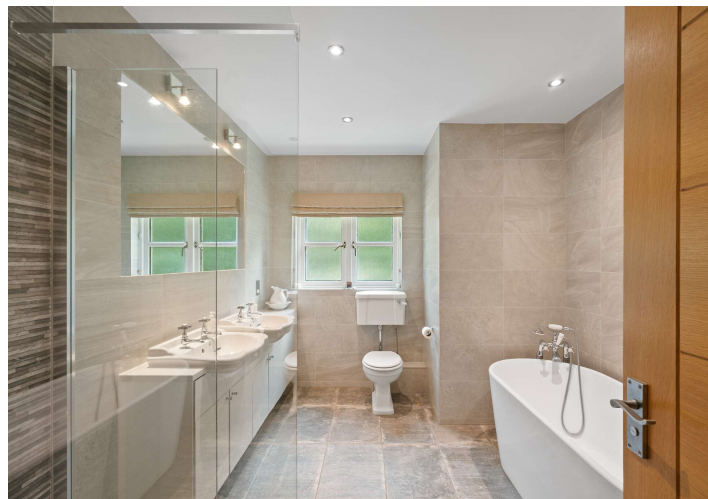
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📍 Location

Greenbank is a popular residential area approximately 4 miles south of Edinburgh's city centre, within the immediate vicinity are a choice of golf courses at both the Braids and Craiglockhart, other nearby leisure amenities include the Midlothian Snowsports Centre and the Pentland Hills. A variety of pleasant walks can be enjoyed at Blackford Hill, Braid Hills, Hermitage of Braid, Craiglockhart and Braidburn. Morningside is close by and offers a wealth of social and recreational amenities including numerous shops, bars and restaurants. Napier University and The Kings Buildings are also within easy reach. Its proximity to the City Bypass makes it ideal for the commuter with easy access to the M8, M9, Edinburgh International Airport there are also numerous buses that provide easy access in and around the city. Excellent schooling is represented in both the state and private sector.







Extras

All fitted floor coverings, blinds, curtains, light fittings, integrated - oven, combi oven, dishwasher, extractor hood along with free-standing cooker, washing machine and garden shed are included in the sale price. No warranties or guarantees will be given in relation to appliances.

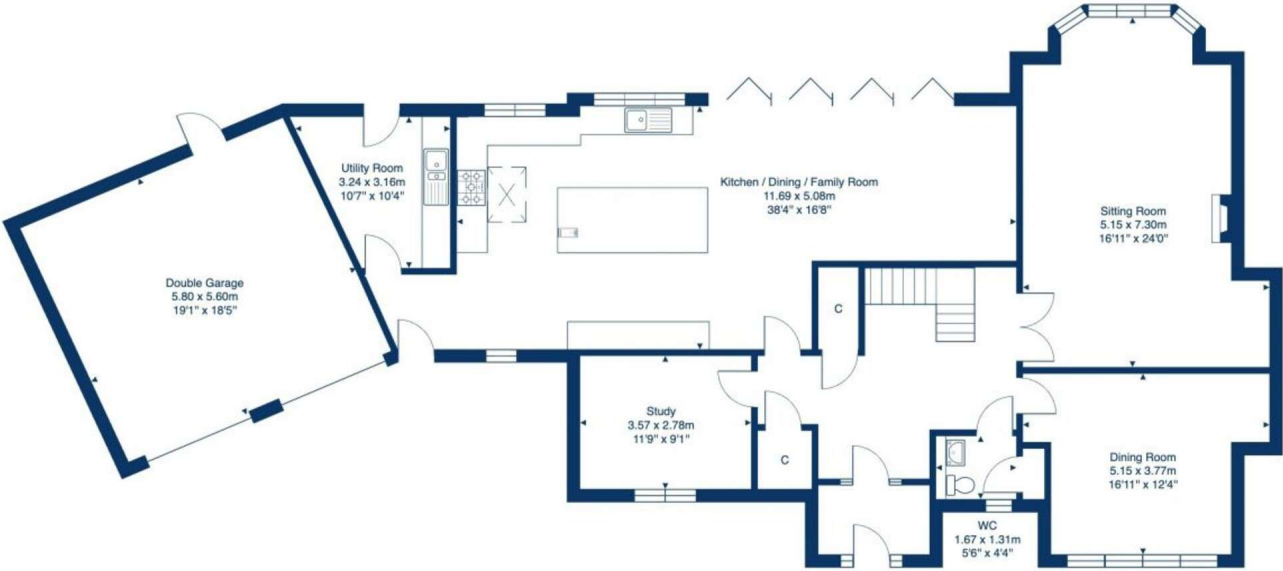
Viewings

Contact VMH on 0131 622 2626 (Option 1) to arrange an appointment.

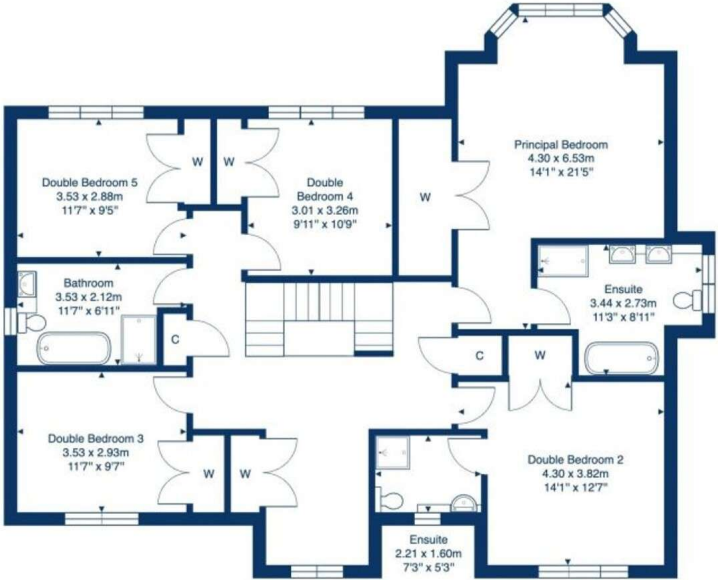




Floor Plan



Ground Floor



First Floor

All measurements are approximate and for display purposes only.



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.