



34/5 Rattray Grove
Greenbank, Edinburgh, EH10 5TL

CALL US ON 0131 447 4747

34/5 Rattray Grove, Greenbank, Edinburgh, EH10 5TL

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Stairs & lift to upper levels.
- Reception hall with storage.
- Attractive & generously proportioned living room with French doors to Juliet-style balcony.
- Contemporary fitted dining kitchen with appliances.
- Master bedroom with fitted wardrobes & four-piece ensuite bathroom with shower.
- Further double bedroom with fitted wardrobes.
- Four-piece bathroom with shower.
- Gas central heating.
- Double glazing.
- Beautifully maintained communal ground.
- Allocated parking space.
- On-street parking.



GENERAL DESCRIPTION

An immaculately presented first-floor flat, forming part of an established development, in the highly regarded and much sought-after Greenbank district of the city, a short journey to the south of the City Centre. This is a well maintained, peaceful and idyllic development, with a range of amenities within striking distance and the property would be suitable for a range of buyers, including a professional person or couple.

COUNCIL TAX BAND: F
TRAIN STATION: APPROXIMATELY 1.8 MILES TO SLATEFORD TRAIN STATION.
APPROXIMATELY 2.8 MILES TO HAYMARKET TRAIN STATION
AIRPORT: APPROXIMATELY 8.1 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

The sought-after residential area of Greenbank enjoys an excellent location south of the city centre. It is ideally situated nearby Morningside and Bruntsfield where a wide variety of cafés, bars, restaurants, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can be found. Enjoying the outdoors could not be easier with the lovely green areas of Braidburn Valley Park (awarded Scotland's first Green Flag for excellence in parks) and Colinton Mains Park or Blackford Hill where delightful walks and superb views across Edinburgh can be enjoyed. The Pentland Hills regional park is a short drive away and offers walking, biking and skiing at Midlothian Snowsports Centre. For the active type, Craiglockhart Leisure Centre is nearby and offers a gym, fitness classes and a tennis centre. For the golf enthusiast there are a number of courses in the surrounding area including the Merchants of Edinburgh and Braid Hills. Schooling is well-catered for in the area from nursery to secondary level in both the public and private sectors, and Edinburgh Napier University is a short drive away. Greenbank is well-served by public transport with regular buses to and from the city centre, and the proximity of the City Bypass makes commuting fast and convenient.

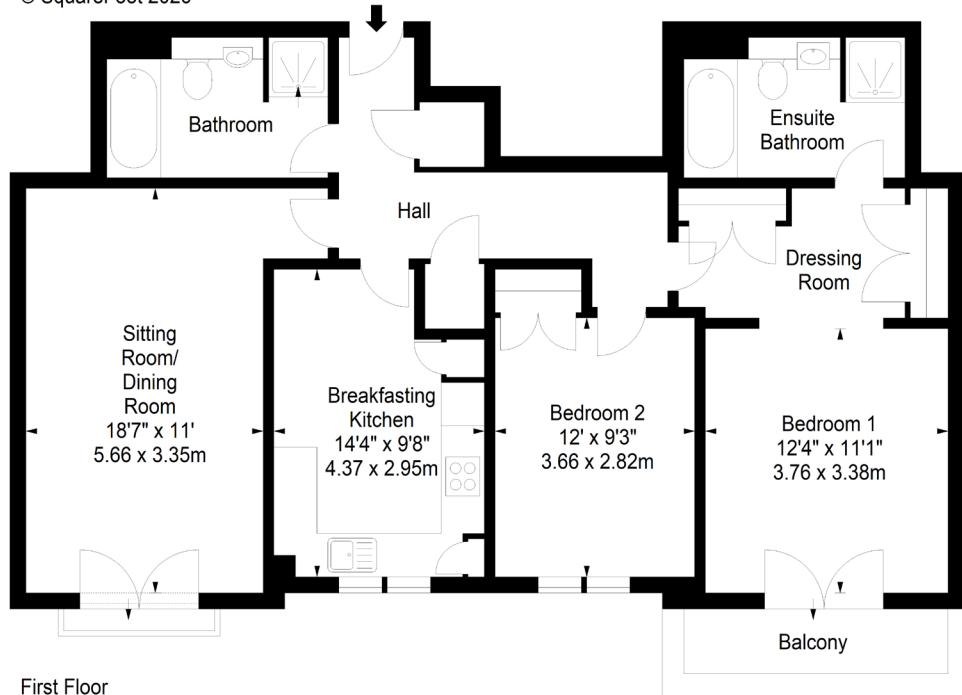
EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, WASHER/DRYER, WINE COOLER AND DISHWASHER.



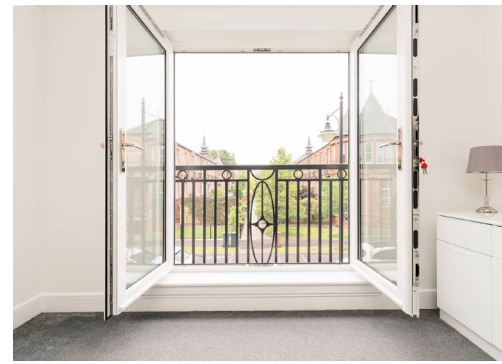
**Rattray Grove,
Edinburgh,
Midlothian, EH10 5TL**



Approx. Gross Internal Area
978 Sq Ft - 90.86 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING B**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.