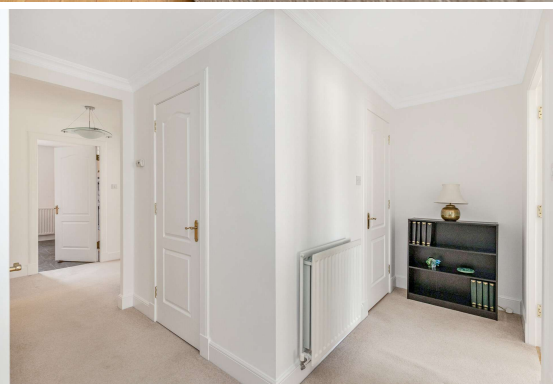




26/8 Rattray Grove
GREENBANK | EDINBURGH | EH10 5TL


warners
solicitors & estate agents



26/8 Rattray Grove

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Well-presented two-bedroom second-floor flat situated in the popular Greenbank area of Edinburgh, offering bright, spacious accommodation, excellent storage and allocated parking.

The property comprises a welcoming entrance hallway leading to a bright and spacious living room with dining space. The well-equipped kitchen provides ample worktop space, floor and wall-mounted units, and room for a table.

The generous master bedroom benefits from built-in storage and an en-suite shower room, while the second bedroom also has built-in storage. A large storage cupboard provides useful space for a home office.

The property further benefits from a main bathroom with three-piece suite and shower cubicle, secure entry system and allocated parking space.

An excellent opportunity to acquire a spacious and practical home in a popular Edinburgh location.

- Spacious two bedroom second floor flat
- Set within a modern development
- Accessed via secure entry system
- Allocated parking space
- Gas central heating & Double glazing
- Regularly serviced lift

Energy Rating B and Council Tax Band F.

Factor Fees are approximately £1500 per annum and are payable to Trinity Factors .

All fixtures, fittings and integrated appliances are included in the sale and all other items of furniture can be made available through separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 for the more energetic. Schooling is well represented from nursery to senior level, both in the private and public sectors, with Napier University on hand for the more mature student. An efficient public transport system operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.



