

**35/7 Rattray Grove
Edinburgh EH10 5TL**

Offers Over £440,000

- Impressive 3 bed corner apartment
- Sought after location
- Bay windowed lounge
- Dining Kitchen
- Three double bedrooms master en-suite
- Family bathroom
- Gas central heating & Double glazing
- Lift Access
- Garage, on-street parking, bike shed & bin store

Council Tax Band: G

Tenure: Freehold

Annual Service Charge: £1700



1



3



2



EPC B



Three bedroom first floor apartment

35/7 Rattray Grove is an impressive 3 bed corner apartment situated within the tranquil Greenbank Village. Offering modern, spacious living within beautifully maintained grounds, this property is perfect for young professionals or downsizers seeking the convenience of city living with the charm of a peaceful neighbourhood.

A welcoming entrance hall sets the tone for the accommodation, complete with two useful walk-in storage cupboards. From here, the bright and well-proportioned lounge features a distinctive corner turret window, creating an attractive space for both relaxing and entertaining. The dining kitchen is well appointed and fitted with a range of wall and floor-mounted units, offering excellent storage. It features an induction hob and oven, along with integrated appliances, and provides space for dining. There are three generously sized double bedrooms, two of which benefit from fitted wardrobes. The principal bedroom further enjoys an en-suite bathroom with a four-piece suite and a mains-powered shower. A well-appointed family bathroom serves the remaining bedrooms and is also fitted with a four-piece suite and a mains shower. Further features include gas central heating and double glazing and lift access. Please note no warranty given for systems.

Externally, the property benefits from a private single garage, offering excellent space for parking and additional storage, in addition to free on-street parking. A bin store and bike shed add to the overall convenience of the property.

The property is factored by Trinity Factors, with an annual fee of approximately £1,700 per annum, which covers building insurance, maintenance, and upkeep of the well-presented communal gardens.

Greenbank Village benefits from a range of local amenities, with nearby shopping and dining options available in Morningside and Bruntsfield. These vibrant neighbourhoods offer independent boutiques, cafés, restaurants, the much-loved Dominion Cinema and Churchill Theatre, as well as well-regarded supermarkets, contributing to the area's strong lifestyle appeal. The location is also well placed for access to reputable schooling, both in the state and independent sectors. Efficient public transport links and road connections provide straightforward access to Edinburgh city centre, as well as the City Bypass for travel further afield.

For leisure and outdoor activities, the Hermitage of Braid and Blackford Hill Local Nature Reserve provide scenic walking routes, open hillside, and panoramic views across Edinburgh, whilst the Braid Hills and Braid Hills Golf Course offer further outdoor recreation. The nearby areas of Morningside and Bruntsfield provide a range of leisure facilities, cafés, and fitness amenities. Overall, Greenbank Village combines attractive residential surroundings, excellent access to green space, and close proximity to some of Edinburgh's most sought-after amenities, making it a prime location within the capital.

Viewing By appointment [0131 337 1800](tel:01313371800)

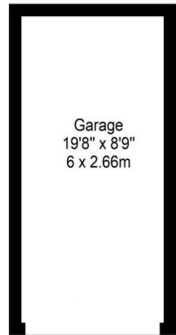




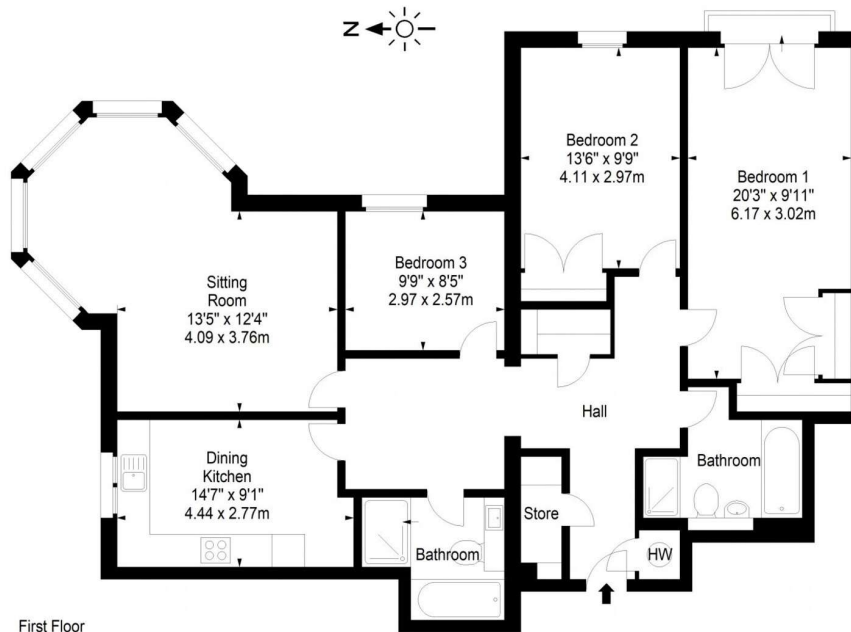
Rattray Grove,
Edinburgh,
Midlothian, EH10 5TL



Approx. Gross Internal Area
1242 Sq Ft - 115.38 Sq M
Garage
Approx. Gross Internal Area
164 Sq Ft - 15.24 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



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