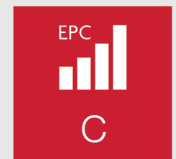




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43-5, Rattray
Drive,

Greenbank Village, Edinburgh,
EH10 5TH





Summary

Set on the first floor of a CALA development in Greenbank Village, a short drive from central Edinburgh, this two-bedroom flat is sure to appeal to a wide range of buyers, including first-time buyers, rental investors, and young professionals. The home further features a living room with a sun-facing bay window, a modern dining kitchen with French doors to a private balcony, and two bathrooms, a box room/study and an internal store. The development offers residents garage parking, well-maintained garden grounds, and easy access to local amenities, shops, and transport links. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included. Factor: The factor is managed by Trinity Factors at an approximate yearly cost of £1,600, which also includes the block building insurance.

Features

- First-floor flat in Greenbank Village
- Part of a CALA development
- Secure entry system and lift service
- Entrance hall with built-in storage
- Sunny bay windowed living room
- Well-appointed, balconied dining kitchen
- Wardrobed main bedroom with an en-suite
- Second bedroom with a wardrobe
- Study/box room
- Four-piece family bathroom
- Communal garden grounds
- Private residents' garage parking
- Gas central heating and double glazing



“A sunny two-bedroom, two-bathroom flat presented in move-in condition, situated in a modern CALA development in Greenbank Village.”



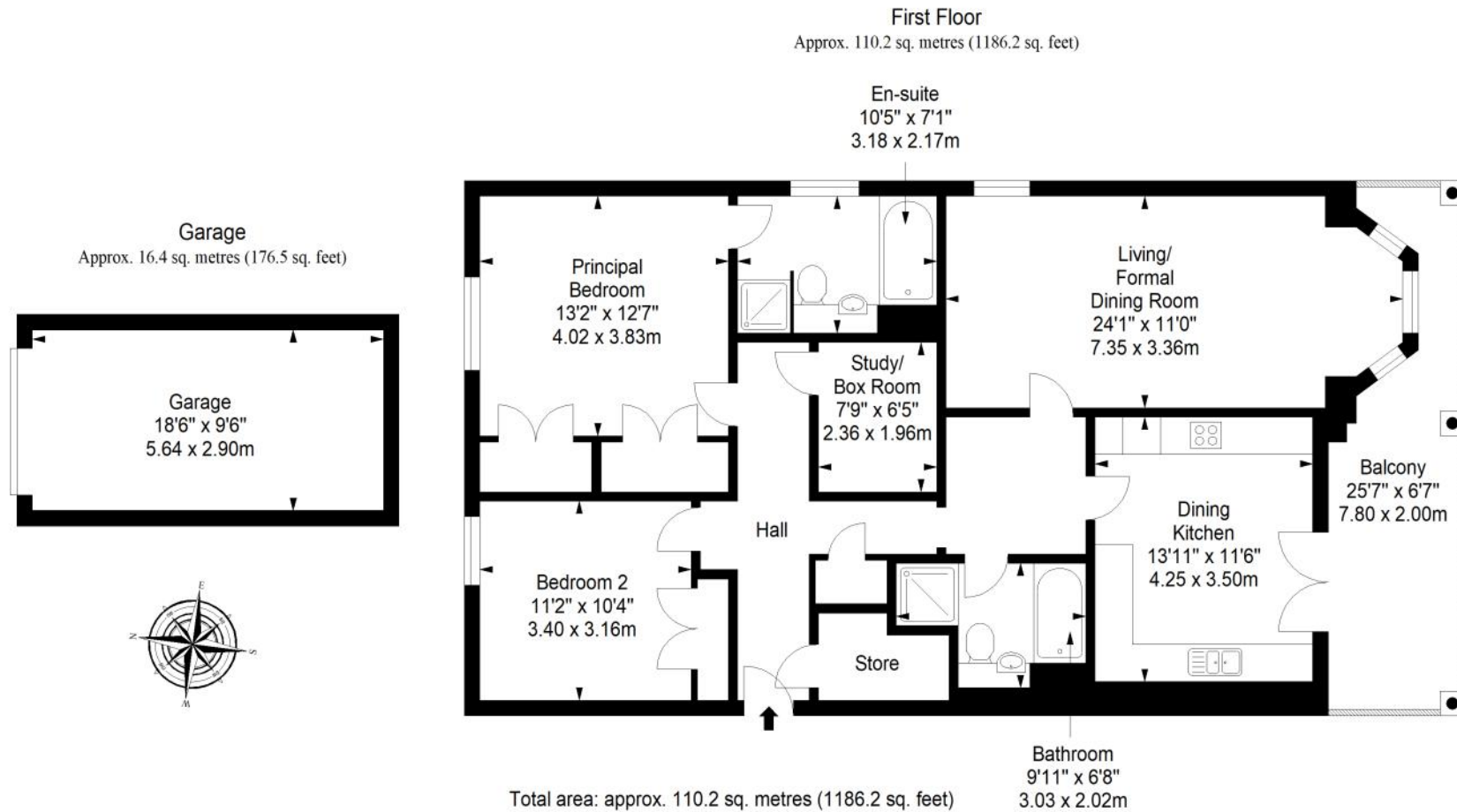




“Offers a private south-facing balcony, private residents’ garage parking, well-kept communal grounds, a lift service and easy access to excellent amenities.”



Floorplan





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