



101/7 Greenbank Drive, Greenbank, EH10 5GB
Offers Over £375,000



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Lovely, spacious flat situated in a peaceful development in the leafy area of Greenbank. With an abundance of recreational opportunities close by, yet within close proximity to local amenities, Edinburgh City Centre and excellent transport links, this property would appeal to a wide range of buyers

- First floor flat
- Modern CALA development
- Entrance hall with storage
- Bright open plan sitting/dining room, open plan to modern fitted kitchen, with lovely corner bay window offering views to the Pentland Hills
- Master bedroom, with fitted wardrobes and ensuite bathroom, with separate shower cubicle
- Two further double bedrooms, one which is currently used as a dining room
- Bathroom, with separate shower cubicle
- Utility room
- Gas central heating
- Double glazing
- Lift access
- Single garage
- Residents' parking
- EPC Rating B

ITEMS TO BE INCLUDED

Some items are available by separate negotiation.

VIEWING

By appointment with Coulters.

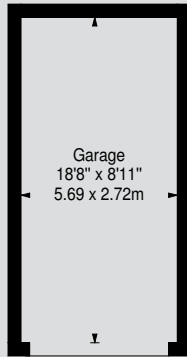




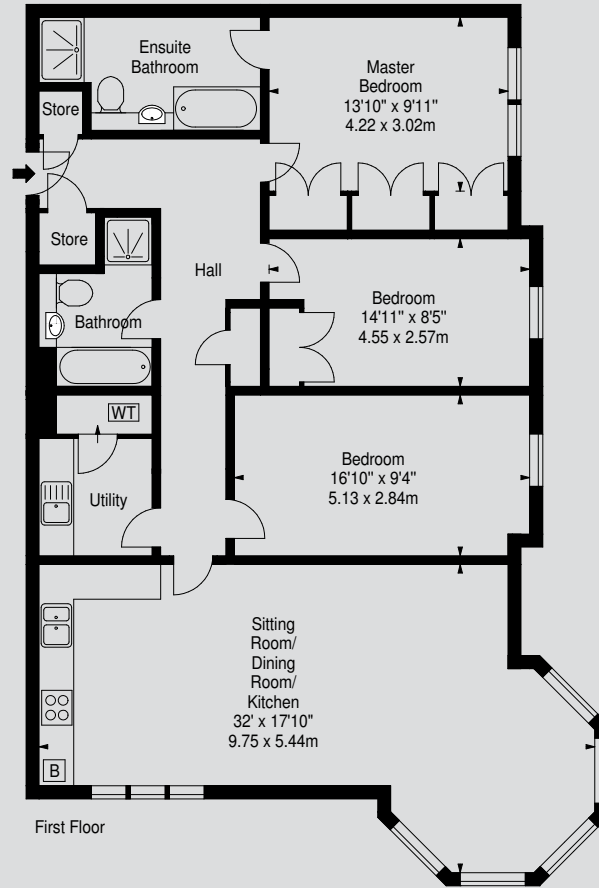
Flat 7,
101 Greenbank Drive,
Edinburgh,
Midlothian, EH10 5GB



Approx. Gross Internal Area
1290 Sq Ft - 119.84 Sq M
Garage
Approx. Gross Internal Area
169 Sq Ft - 15.70 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



32 North West Circus Place
Stockbridge
EH3 6TP

54 Warrender Park Road
Marchmont
EH9 1HH

0131 603 7333
enquiries@coulters.io
coulters.io

TERMS & CONDITIONS

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.