



**Stevenson Marshall**  
Property & Law

102/7 Greenbank Drive  
Greenbank, Edinburgh, EH10 5GB

Offers over £440,000

## 102/7 Greenbank Drive, Edinburgh

Enjoying a peaceful setting, a modern first floor flat in executive development (Cala Homes), with pleasant outlooks and professionally maintained garden grounds.

There is an excellent internal layout which includes a reception hallway, bay windowed dining lounge, dining kitchen, utility room, three double bedrooms, four piece master en-suite and four piece family bathroom.

Gas central heating and double glazed windows are installed. There is stylish ceiling coving, a flexible layout, quality fixtures and finishing and good storage throughout.





Dining lounge:- 6.13m x 3.90m (20'1 x 12'10)

Dining kitchen:-4.40m x 3.27m (14'5 x 10'10)

Utility room:-2.25m x 2.09m (7'4 x 6'11)

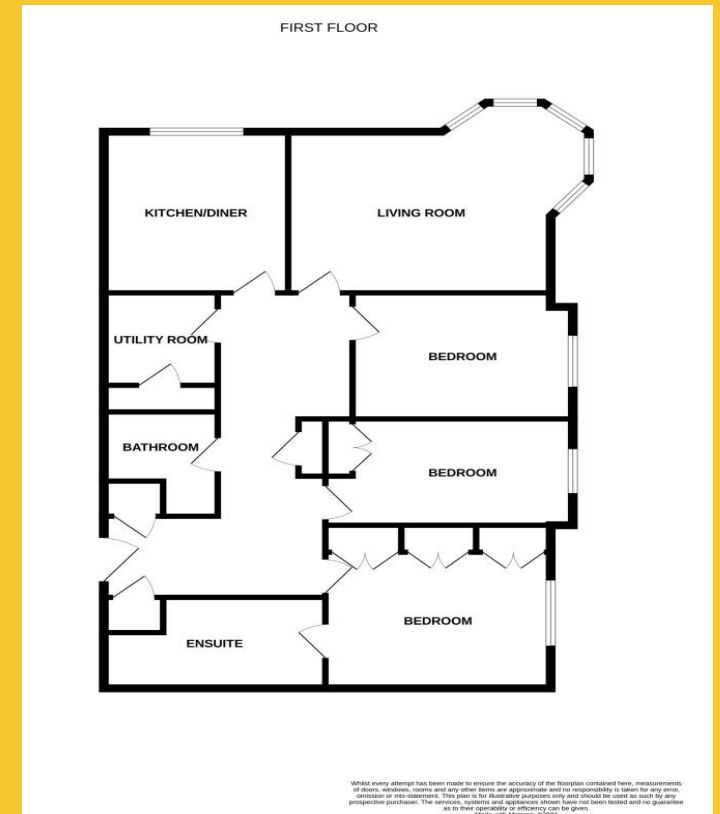
Bedroom 1:-4.51m x 3.03m (14'9 x 10'0)

Bedroom 2:-4.80m x 2.55m (15'9 x 8'5)

Bedroom 3:-4.80m x 2.30m (15'9 x 7'7)

En-suite:-4.16m x 1.96m (13'8 x 6'5)

Bathroom:-2.15m 2.03m (7'0 x 6'8)



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There is lift access to all floors, residents bike storage, well manicured lawn areas, mature trees, security entry, useful key safe and private garage to rear. Ample visitor parking is located to front.

The property is situated within Edinburgh's leafy Greenbank district, walking distance of Braidburn Valley Park, Merchants of Edinburgh Golf Club, popular Morningside district, excellent local amenities and well reputed schools/nurseries. The property is also well placed for access to the City Bypass, Edinburgh International Airport, Gogarburn and motorway connections across central Scotland.

Viewing: An appointment to view can be made by contacting Stevenson and Marshall on 01383 721141 or online via ESPC, Rightmove or [www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property department on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as 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.