

# TRUSCOTT

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P R O P E R T Y

Flat 11, 6 Rattray Drive

Greenbank | Edinburgh | EH10 5TH

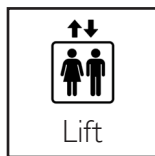
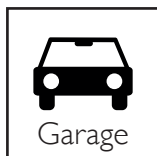
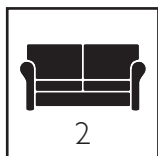




# Flat 11, 6 Rattray Drive

Greenbank | Edinburgh | EH10 5TH

Fixed Price £339,000



113.9 m<sup>2</sup>  
1226 ft<sup>2</sup>  
Approx GIA



Flat 11, 6 Rattray Drive is a well presented 2 bedroom top floor flat forming part of a modern building in this highly desirable, exclusive CALA residential development. The flat benefits from wonderful views, a single garage and is entered via a very well maintained and secure hallway with entry phone system and lift.

The bright, spacious accommodation comprises – welcoming hall with four cupboards off; impressive sitting room with views South; well-appointed kitchen/dining room fitted with floor and wall mounted units; master bedroom with built-in wardrobes and en suite shower room; double bedrooms 2 also with built-in wardrobes; bathroom fitted with bath, separate shower, wc and wash hand basin.

## Parking

There is a private garage with power and light with unrestricted parking nearby. There is a communal water tap at the garages.

## Fixtures & Fittings

All curtains, blinds and light fittings are included in the sale price as are the hob, double oven, cooker hood, dishwasher, fridge/freezer and washing machine. No guarantees can be given in respect to foregoing appliances/equipment.

## Services

The property benefits from gas central heating and double glazing. The development is factored by Trinity Factors for a cost of approximately £110 per month to maintain the communal grounds and includes buildings insurance. There is a secure bike store located beside the garages.

## Viewing

By appointment contact Truscott Property.

EPC C

# Flat 11, 6 Rattray Drive, Edinburgh EH10 5TH

Approximate Area = 97.8 sq m / 1053 sq ft

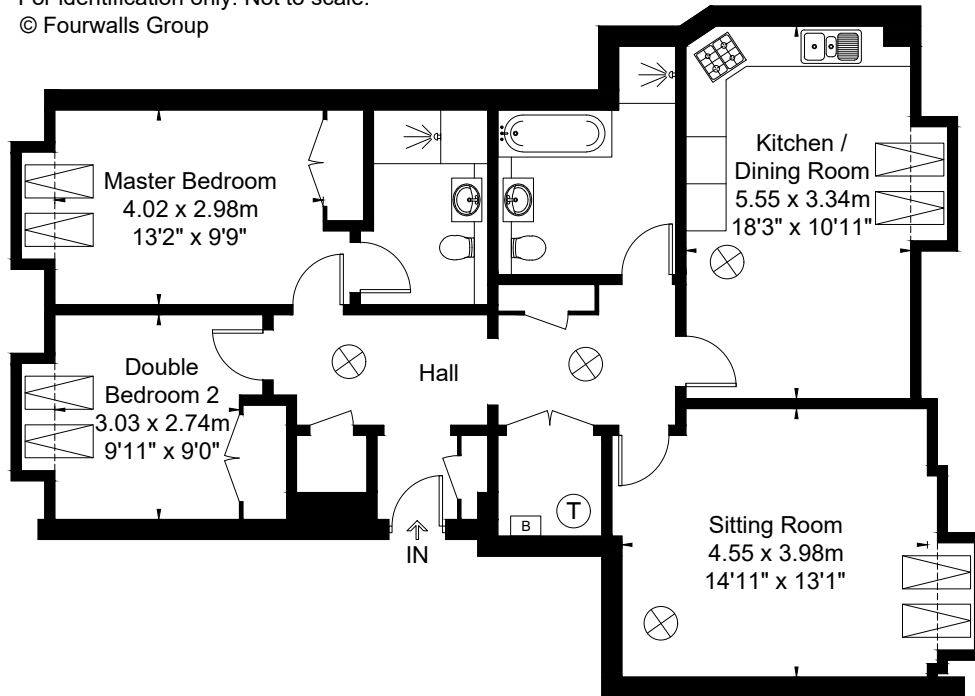
Garage = 16.1 sq m / 173 sq ft

Total = 113.9 sq m / 1226 sq ft

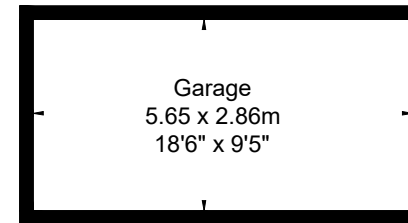
Including Limited Use Area (3.4 sq m / 36 sq ft)

For identification only. Not to scale.

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[Dashed line] = Reduce head height below 1.5m



(Not Shown In Actual  
Location / Orientation)

Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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