



53/11 LITTLEJOHN ROAD
GREENBANK, EDINBURGH, EH10 5GN

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This outstanding three-bedroom two-bathroom second/top-floor apartment enjoys spacious accommodation with beautifully appointed interiors, elevated open views, and a private garage.

Enviably situated within the prestigious Greenbank Village, it offers luxurious city living in a highly sought-after contemporary development. Furthermore, the property employs Smart technology for convenience, with Philips Hue lighting, an efficient Hive central heating system, and the front doorbell all controllable via mobile phone or an Amazon Alexa.

A secure shared entrance leads to the home's front door, which opens into a pristine hall, offering a trio of storage cupboards and handy loft access. Framed by a detailed cornice, soft neutral décor is beautifully paired with engineered oak floor, creating a fabulous first impression.

The generous open-plan living/dining room offers a stunning reception space for socialising and formal entertaining. It continues the impeccable neutral décor for a wonderfully airy ambience, adding a solid Hevea wood floor for extra elegance. A south-facing bay window floods the space in warm afternoon sun, framing a stunning leafy view of the landscaped development. The floorplan has room for comfortable lounge furniture, whilst the window bay offers the perfect spot for seated dining.

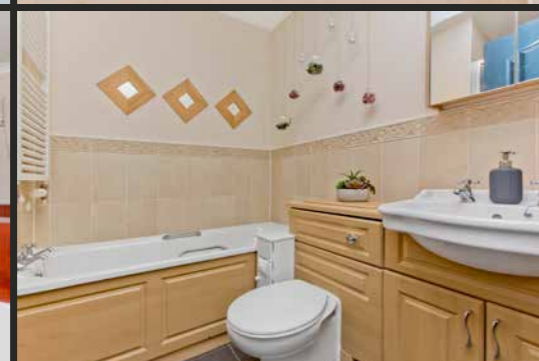
Next door, the Shaker-inspired breakfasting kitchen boasts a generous sweep of high quality cabinets in clotted-cream, paired with down-lit, stone-effect worktops and complementary splashbacks. A full range of integrated appliances complete the desirable streamlined look (gas hob, eye-level oven, microwave, fridge-freezer, dishwasher, washing machine, and tumble dryer).

There are three airy double bedrooms, each enjoying soft, blue-shaded décor and plush carpeting for a tranquil atmosphere. The master bedroom further boasts a generous floorplan, with built-in wardrobes, a dressing area, and the luxury of a deluxe four-piece en-suite. The second and third bedrooms also come with built-in wardrobes for convenience. Finally, a spacious four-piece family bathroom matches the style of the en-suite, completing the excellent accommodation on offer. For outstanding comfort and efficiency, the home has an integrated Smart Hive system, gas central heating, and double glazing.

The development lies within landscaped grounds with a communal lawn for outdoor relaxing. The apartment includes a secure single garage, in addition to on-site residents' parking.

EPC Rating - C.

Extras: all fitted floor coverings, light fittings, curtains, blinds, and integrated kitchen appliances are included in the sale. An 85" TV and Sonos speakers are available by separate negotiation.



"...The generous open-plan living/dining room offers a stunning reception space for socialising and formal entertaining..."

FEATURES

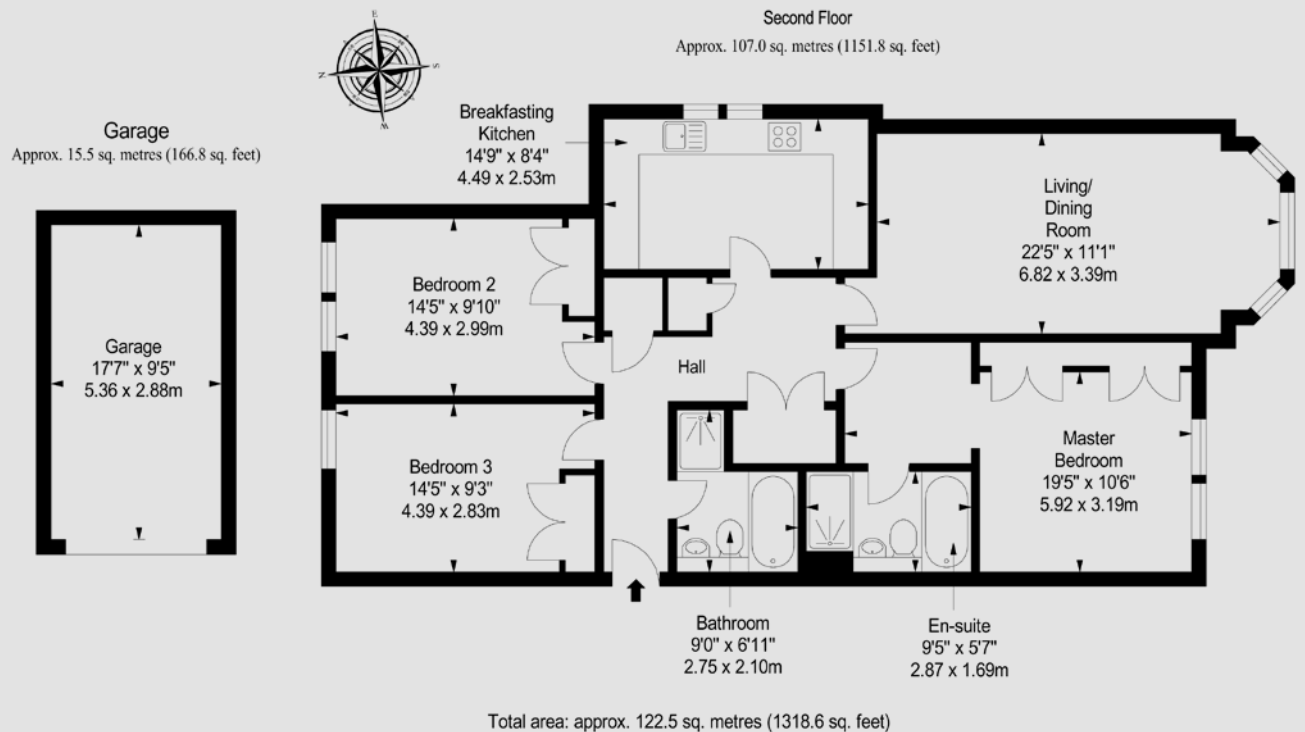
- Contemporary second/top-floor apartment
- In highly sought-after Greenbank Village
- Luxuriously appointed accommodation
- Smart technology for convenience
- Pristine entrance hall with storage
- Generous living/dining room with bay window
- Shaker-inspired breakfasting kitchen
- Master bedroom with luxury 4pc en-suite
- Two further double bedrooms with storage
- Spacious 4pc family bathroom
- Landscaped communal grounds
- Residents' parking and private garage
- Smart Hive system, GCH and DG



Greenbank Village

South of Edinburgh city centre, leafy Greenbank Village is a highly sought-after residential area, which neighbours popular Morningside.

It enjoys an outstanding location with numerous green spaces within easy reach, including Braidburn Valley Park (awarded Scotland's first Green Flag for excellence in parks) and the Hermitage of Braid and Blackford Hill Local Nature Reserve. The wealth of idyllic walks available is quite astonishing, with woodland trails, gentle strolls, and more vigorous hill hikes (offering sublime views over Edinburgh) all within easy reach. The Pentland Hills Regional Park is also a short drive away for walking, biking, pony-trekking, and even skiing at Midlothian Snowsports Centre, Britain's biggest artificial ski slope. For indoor fitness, nearby Craiglockhart Leisure Centre offers a gym, fitness classes, and a tennis centre. Greenbank Village is great for Golfers too, with several renowned courses in the wider area, including the Merchants of Edinburgh Golf Club, Braid Hills Golf Course, and Mortonhall Golf Club. It has good local amenities, with independent boutiques and convenience stores, plus it has easy access to the thriving amenities of Morningside and Bruntsfield, where a wide variety of cafés, bars, and restaurants can be enjoyed, in addition to independent shops, galleries, a luxury cinema, theatres, and supermarkets. The property is in the catchment area for Oxgangs Primary School and Firrhill High, with Edinburgh's independent schools easily reached. Greenbank is well served by public transport with regular buses to and from the city centre. It is also close to the City Bypass for swift and convenient commuting beyond the capital.



Viewing

Please contact Clancys on 0131 337 7771 or email info@clancys-solicitors.co.uk for viewing arrangements.

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

