

**1b Cobden Road (off Ventnor Terrace)
Waverley Park, Newington, Edinburgh, EH9 2BJ**

OFFERS OVER £295,000



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- Bright top floor flat conversion in elegant Victorian semi-detached villa
- Living room and separate kitchen/breakfast room
- 2 double bedrooms and smart fitted bathroom
- Extensive views to Blackford Hill and the Pentland Hills
- Gas central heating and double glazing
- Community gardens in the area with access by key
- Highly regarded and very peaceful residential area
- EPC C

Description

This extremely bright top floor flat enjoys far-reaching views to Blackford Hill and the Pentland Hills. It occupies the top floor of an elegant converted stone-built Victorian villa thought to date back to around 1890. It is sure to appeal to discerning purchasers seeking comfortable accommodation (approximately 60 sqm) in the highly regarded and leafy Waverley Park Conservation Area which is so convenient for George Square. The original semi-detached villa was subdivided into three many years ago and 1b occupies the entire top floor. Its sizeable living room with feature fire gives direct access into the fitted kitchen/breakfast room with integrated appliances. There is a choice of 2 double bedrooms (each having in-built wardrobes) and the refitted bathroom is very stylish.





Central Heating and Double Glazing

Gas central heating system is operated by a modern boiler which was installed in 2020 (and serviced annually). Replacement double glazed windows were also fitted in 2020.

Gardens and Parking

There is a mixture of on-street parking and residents permit parking. Close by is a delightful community garden which can be used at an annual cost of £70.00.

Location

Cobden Road is an extremely quiet residential street within the protected Waverley Park Conservation Area which has a leafy ambiance. It is opposite the lawn bowling green. Nearby are excellent schools, a variety of specialist shops, delightful coffee shops, quality supermarkets, restaurants, theatre and cinema. Several golf courses and other sporting options are within very easy reach. Easy access is gained to well-served bus routes connecting with Princes Street (three miles away). Fast road networks (including A702) give easy access to major commercial centres and the airport.

Extras

Floor coverings, gas hob, oven, hood, washing machine and the Smeg fridge/freezer included in the sale price. There is plumbing for a dishwasher.

Council Tax Band and EPC

The property is in Council Tax Band D and it has a C rated Energy performance Certificate.

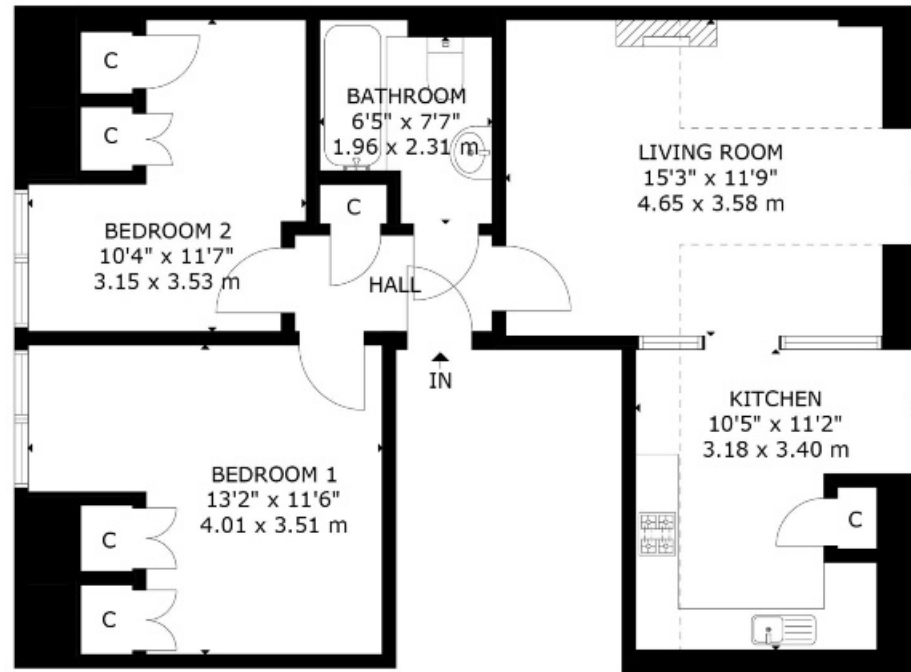
Home Report

The property has been valued by surveyors at £300,000 and a link to the Home Report is available via the listing on the ESPC website.

Viewing

To view - call Agent on 0131 229 3399 (0759 58 20611 out with office hours).





SECOND FLOOR

1B COBDEN ROAD, EDINBURGH EH9 2BJ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 664 SQ FT / 62 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or
email sales@dm-property.com
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