

72/1 Netherby Road, Trinity Edinburgh, EH5 3LX

OFFERS OVER £390,000



drummondmiller



- Period lower villa with private garden in the popular area of Trinity.
- Elegant living room and separate fitted kitchen/dining room.
- Large double bedroom and family bathroom.
- Original features including cornicing and wooden floorboards.
- Gas central heating and gas fire.
- Private enclosed rear garden and unrestricted on-street parking.
- Peaceful residential area close to amenities.
- EPC D.

Description

This period lower villa is set back behind a lovely private front garden in the most peaceful setting on the quiet Netherby Road. The property will appeal to purchasers of all age groups seeking an individual flatted home with its own entrance and easily managed private gardens.

This converted apartment occupies the ground floor which dates back to 1890. It has an easily managed layout (88sqm) retaining several period features. Internally, the accommodation comprises: a bay windowed living room with shelved Edinburgh press and gas fireplace; spacious Kitchen/dining room with direct access to rear garden; two double bedrooms and family bathroom with three piece suite.





Heating and Double Glazing

The property benefits from gas central heating and has a gas fire.

Garden and Parking

The property benefits from its own fully enclosed south-east facing rear garden which features a paved area, mature plants and level lawn.

Location

Situated to the north of the city, Trinity is a highly desirable residential area characterised by a combination of period, traditional and modern architecture. Lying less than three miles from the centre of Edinburgh, next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craigmile Retail Park and the Ocean Terminal. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city, with the Airlink offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.

Valuation

The mortgage valuation is £400,000 and the Home Report is available from the ESPC website.

Council Tax and EPC

The property lies in Council Tax Band E and has a D rated Energy Performance Certificate.

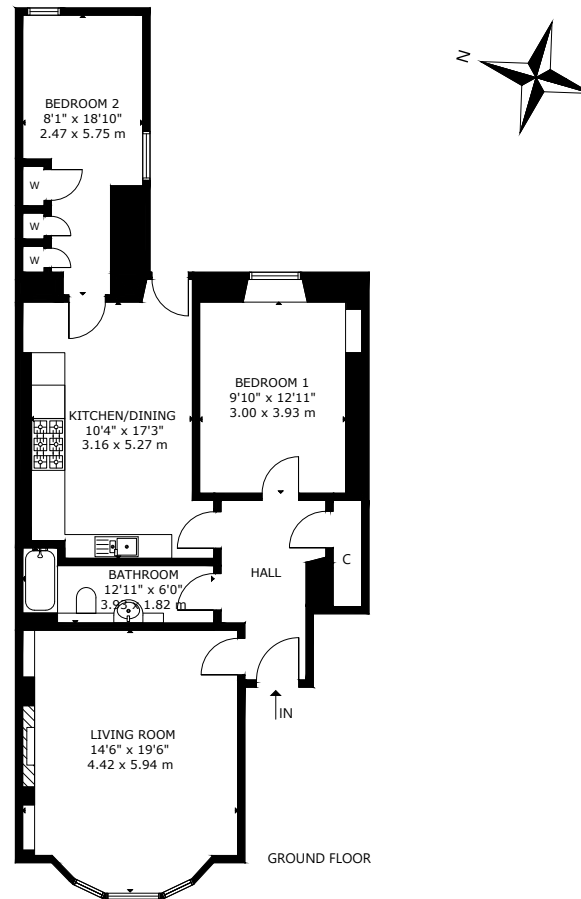
Extras

The fitted carpets, gas oven, fridge freezer and integrated dishwasher are included in the sale. No warranties provided.

Viewing

To view telephone Agents 0131 229 3399.





72/1 NETHERBY RD, EDINBURGH, EH5 3LW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 950 SQ FT / 88 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
 Copyright © Nest Marketing www.nest-marketing.co.uk

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
dm-property.com



drummondmiller