

3 Grierson Villas, Trinity, Edinburgh, EH5 2AU



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Description

A rare opportunity has arisen to acquire an impressive extended semi-detached villa, of immense appeal enjoying a peaceful position within an enviable cul-de-sac. Occupying a generous corner plot setting the property offers the potential for extending subject to obtaining necessary planning permission. This attractive family home offers spacious, versatile and well-planned accommodation over 2 levels and comes with the added attraction of a large enclosed sunny rear garden providing a good degree of privacy and seclusion.

- Entrance vestibule
- Hallway
- Bay windowed living room
- Family room/sitting room with patio doors onto rear garden
- Well equipped kitchen/breakfast room with access to garden
- Three double bedrooms
- Contemporary shower room with walk-in shower enclosure
- Attic storage
- Gas central heating and double glazing
- Mature enclosed tranquil south-west facing garden to the rear offering an ideal space for summer relaxation and outside entertaining
- Further private garden areas to the side and rear, which are an excellent opportunity for future development
- On street parking

Extras

All the white goods and window coverings will be included within the sale.

EPC Rating: D

Price and Viewing

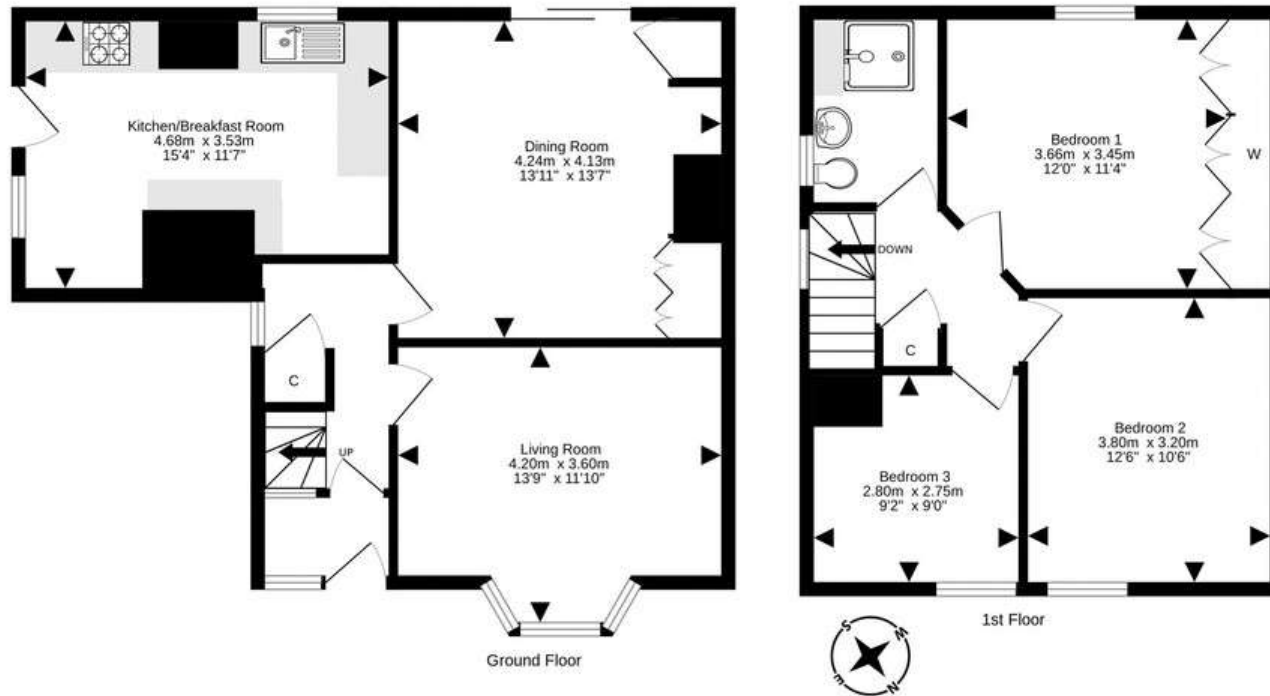
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated 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 Craigleith Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. 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 the leafy 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 as well as the newly opened tram link 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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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