



64/2 Netherby Road,

EDINBURGH | EH5 3LX

Description

Boyd Legal are delighted to present this stunning and well proportioned, two-bedroom first floor flat, forming part of a handsome converted three storey Victorian townhouse located in the highly regarded area of Trinity, lying north of Edinburgh city centre. This exquisitely presented property has been modernised to an extremely high standard throughout yet retains many of its fine original features which adds greatly to the character. These features include a hardwood communal staircase, sash and case windows, ornate cornice work, tall ceilings, and wood panelled doors. The accommodation is beautifully presented throughout and is offered in true move in condition. The property briefly comprises; a welcoming entrance hall, a light and spacious bay windowed lounge with lovely open views over the playing fields opposite, a modern fitted kitchen, two double bedrooms and a contemporary bathroom with shower over the bath and glass screen. The property benefits from gas central heating, storage facilities and there is ample on street parking available to the front of the property. This property will make a superb home and viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

Location

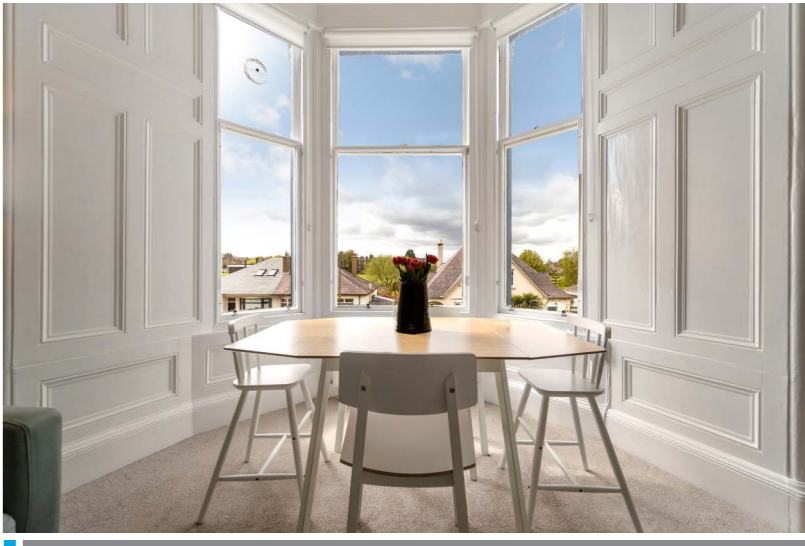
Situated in the highly sought-after, leafy area of Trinity, the flat is within easy reach of independent retailers, bars and restaurants of the Shore and Stockbridge. The area boasts an extensive collection of sprawling green spaces, and cycle trails, and has close proximity to Inverleith Park and the Botanic Gardens. Regular and quick bus services connect Trinity to the city centre. The City Bypass, Queensferry Crossing and motorway network are also conveniently close. Trinity is in the catchment area for well-regarded state primary and secondary schools, as well as being in easy reach of the capitals finest independent schools, making the area a firm favourite among families. Netherby Road also benefits from unrestricted, free on street parking. This property and the location will appeal to professionals, and families alike.

Extras

All fitted floor coverings and integrated kitchen appliances.

Price & Viewing

For price and viewing information contact Agents.

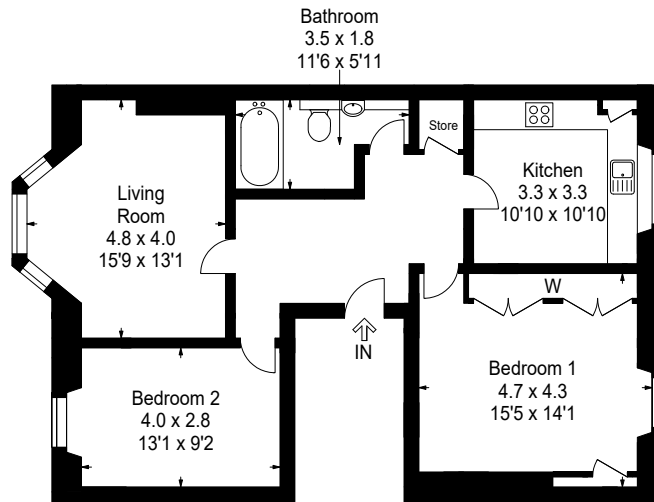


“ A stunning and well proportioned, two-bedroom first floor flat, forming part of a handsome converted three storey Victorian townhouse located in the highly regarded area of Trinity. ”



Features

- Entrance hall
- Bay windowed lounge
- Fitted kitchen
- Two double bedrooms
- Bathroom with shower
- Period features
- Gas central heating
- Unrestricted on street residents parking



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DIGITAL CONTENT CREATION

Approximate Internal Floor Area 883 Sq Ft / 82 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

