



24 Grigor Avenue, Edinburgh

Edinburgh

Offers Over **£415,000**



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Upon entering, a bright and inviting hallway sets the tone for the entire residence, guiding you into the spacious lounge adorned with a striking bay window. This architectural feature not only enhances the living space but also adds a sought-after element of sophistication.

The galley kitchen boasts a range of base and wall-mounted units with complementary work surfaces. The kitchen is equipped with an electric hob and provides ample space for essential appliances such as a fridge/freezer, washing machine, and dishwasher. A side door conveniently offers access to the expansive rear garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Currently configured with two bedrooms serving as additional reception rooms, the property provides flexibility to tailor the space according to your preferences. The primary bedroom stands out with its generous proportions, featuring built-in wardrobes and a useful storage cupboard, providing practicality without compromising on style.

The modern wet room, adorned with stylish wet wall panelling, chrome accents, and a mains shower, completes the accommodation, seamlessly blending functionality with contemporary design.

Externally, the property sits on a substantial plot, showcasing a well-established front garden that enhances its curb appeal. A mono-block driveway, capable of accommodating several cars, leads to a single garage. The rear garden, a true highlight of the property, offers an abundance of space. Laid mainly to lawn and adorned with mature shrubs, the garden provides a serene retreat. A paved patio seating area adds an extra dimension, creating an ideal space to unwind after a long day or entertain guests.

This Grigor Avenue gem combines history, charm, and potential, making it a must-see property for those seeking a distinctive home in one of Edinburgh's most coveted neighbourhoods.

Livingroom

17' 1" x 14' 7" (5.21m x 4.45m)

Kitchen

10' 5" x 6' 11" (3.18m x 2.12m)

Dining Room

10' 5" x 10' 2" (3.17m x 3.10m)

Bedroom One

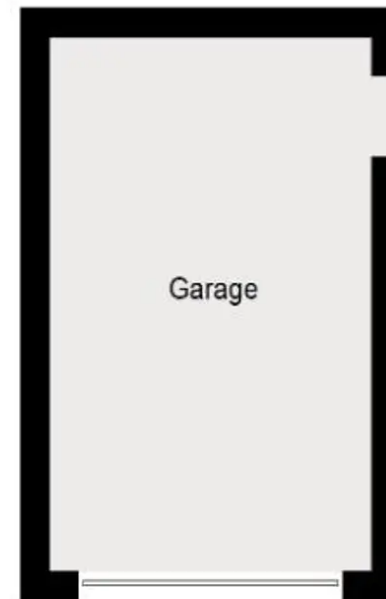
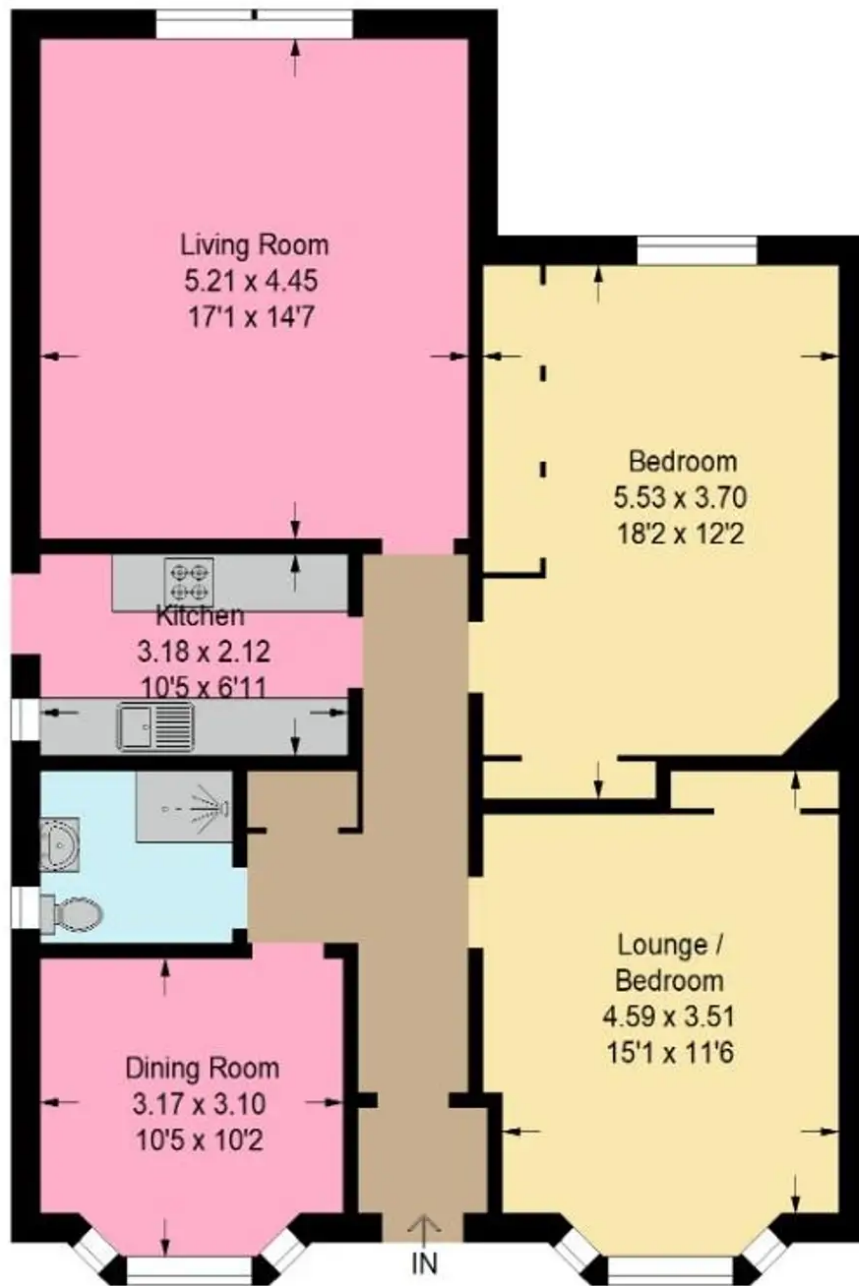
18' 2" x 12' 2" (5.53m x 3.70m)

Bedroom Two / Lounge

15' 1" x 11' 6" (4.59m x 3.51m)







(Not Shown In Actual
Location / Orientation)

Illustration For Identification Purposes Only. Not To Scale (ID:1038327 / Ref:86915)



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