

**27 Park Road
Edinburgh EH6 4LA**

Offers Over £900,000

- Living room with original ornate corning and centre rose
- Breakfasting kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Dining room
- Four bedrooms
- Family bathroom fitted with three-piece suite and mains walk in shower
- W.C
- Scullery
- Gas central heating
- Private gardens to front and rear
- Double garage and free on-street parking



Semi-Detached

Blair Cadell is thrilled to present this beautifully maintained, rarely available Edwardian semi-detached home in the heart of Trinity. Offering superb living space and four bedrooms, this property is ideal for family living and is a must-see.

The accommodation includes a spacious living room adorned with stunning original features such as ornate cornicing, a center rose, and functional window shutters, creating the perfect space for relaxing with family and friends. The breakfasting kitchen, complete with an adjoining scullery for additional storage, boasts a range of floor and wall-mounted units, a gas hob, an electric oven, and integrated appliances. The dining room is perfect for hosting dinner parties and can also serve as a second living area. A beautiful cupola floods the landing with natural light, highlighting the exquisite cornicing and providing access to a fully floored attic via a Ramsay ladder. The property features three double bedrooms and a single bedroom, which can also serve as a study. A newly fitted, stylish family bathroom includes a three-piece suite and a walk-in shower, and there is an additional W.C. on the ground floor, along with ample storage cupboards. The property benefits from gas central heating throughout.

The stunning gardens at both the front and rear of the property feature raised beds, perfect for gardening enthusiasts. Additional amenities include a storage area to the side of the property and a large double garage with workbenches included in the sale.

Trinity, located to the north of the city center, offers easy access via several frequent bus services and the new tram terminus at Newhaven, providing swift transport to the city center and beyond. The property is adjacent to Victoria Park, which offers outdoor sporting and leisure facilities for all ages and is part of the Edinburgh Cycle Network, ideal for cycling enthusiasts. It is within walking distance of historic Newhaven Pier and several gourmet fish restaurants, perfect for an impromptu takeaway. Local facilities include Sainsbury's, Co-op, Post Office, and Leith Library, with a 24-hour ASDA in nearby Newhaven. Entertainment options include the Vue cinema complex at Ocean Terminal and the popular bars and restaurants in the vibrant Shore area. The area is served by excellent primary and secondary schools, both within walking distance.

No warranties are given for systems or appliances

Viewing by appointment on 0131 337 1800





Park Road,
Edinburgh,
Midlothian, EH6 4LA



Approx. Gross Internal Area
1700 Sq Ft - 157.93 Sq M

Attic
Approx. Gross Internal Area
615 Sq Ft - 57.13 Sq M

Garage
Approx. Gross Internal Area
375 Sq Ft - 34.84 Sq M

For identification only. Not to scale.
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