



**7 Groathill Road North**  
**Edinburgh, EH4 2RG**

**A**

# *"7 Groathill Road North is a delightful bright and spacious well proportioned 3 bed ground floor flat"*

- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE FRONT & REAR GARDENS
- DRIVEWAY
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





## LOCATION

Drylaw is a very popular residential area located to the east of the city centre. Within close proximity Pennywell Road has a varied range of services, shops, hairdressers and eateries. Within easy reach there is a Morrisons Superstore, Tesco Metro, an Asda Superstore and a wide selection of shopping at Craiglieth Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Locally, there is a good range of nursery, primary, and secondary schools and at further education level are the refurbished Edinburgh College (Granton Campus). Leisure and recreational facilities are provided for by Ainslie Leasure Centre, Pure Gym Granton, Inverleith Tennis Courts, Silverknowse Golf Course and further afield is David Lloyd Leisure Centre.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



## DESCRIPTION

7 Groathill Road North is a delightful bright and spacious well proportioned 3 bed ground floor flat situated in the Drylaw area.

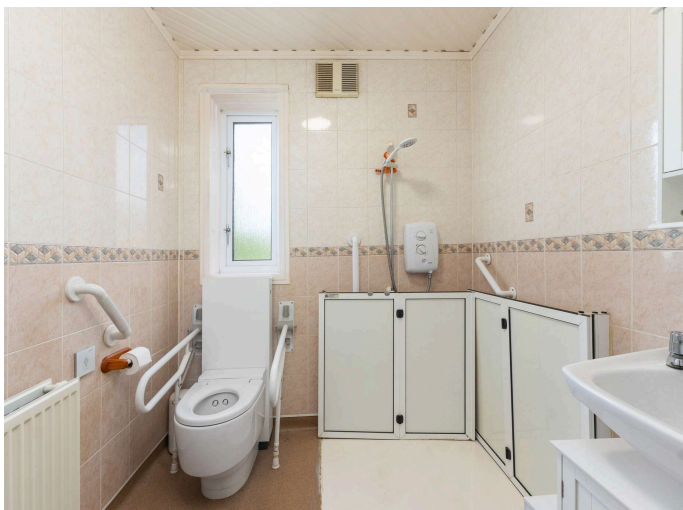
The accommodation comprises: hallway; living room with feature fireplace and cornicing; good sized fitted kitchen; three good sized double bedrooms, one with fitted wardrobes and a shower room.

Further benefits include gas central heating, double glazing, private front & rear gardens and a private driveway for off street parking.

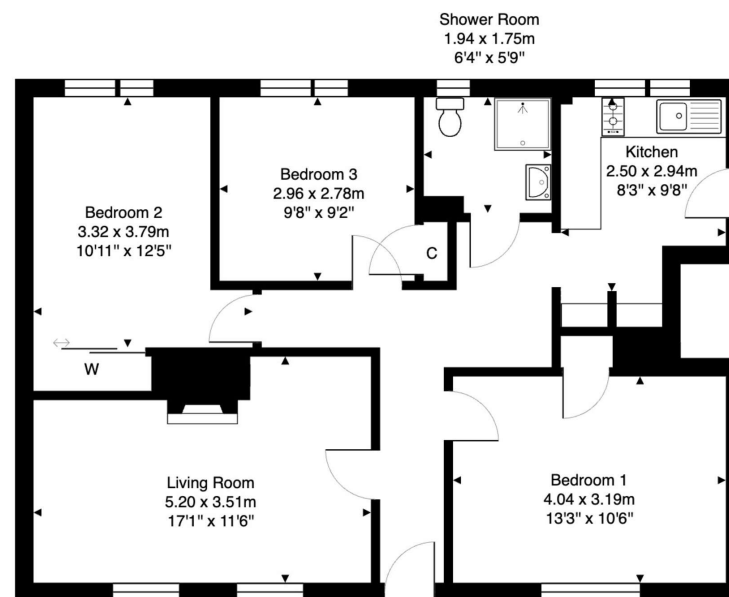
## EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



7 Groathill Road North, Crewe, EH4 2RG



Ground Floor

Total Area: 73.6 m<sup>2</sup> ... 793 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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