



37 Fraser Crescent

Trinity  
Edinburgh  
EH5 2AJ











Fraser Crescent is located just off Granton Road and is located on the outskirts of Trinity a very popular and desirable area to the north of Edinburgh. Shops on Granton Road include a Chemist and Scotmid Co-op and there is also a local Newsagent and Post Office. Further shops are available at Goldenacre, with a Morrisons Supermarket at Waterfront Broadway and an Asda Supermarket at Newhaven. Local Primary Schools in the area include Wardie Primary School, Holy Cross Primary and Trinity Academy.

Pleasant walks are to be found around Granton Harbour and McKelvie Parade along to Newhaven Harbour. The Royal Botanic Garden and Inverleith Park are also close by. Other amenities nearby include Newhaven Heritage Museum, Fitness and Leisure Centres and Alien Rock.



Regular bus services run along the main road to Leith, the City Centre and other areas of Edinburgh. The property is also within easy reach of The Shore, a popular area of the City with superb restaurants and pubs. Also in Leith is The Scottish Office and Ocean Terminal with its cinemas, restaurants and quality shops.

Internally the property offers spacious and flexible family accommodation and benefits from gas central heating, double glazing and good storage facilities.

Extensive private gardens front, side and rear.

## PROPERTY DETAILS

- Entrance Hall with staircase to upper floor. Under stair storage cupboard.
- Bright and spacious Lounge with windows to front. Feature fireplace with gas fire.
- Fitted Kitchen with wall and base units. The free standing cooker is included in the sale together with the washing machine. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Door to garden.
- Recently installed Shower Room with white two piece suite comprising wash hand basin and WC. Shower compartment with electric shower. Frosted window to rear.

## Upper Floor

- Landing with attic access hatch. Window to side.
- Large Double Bedroom with windows to front. Built in shelved cupboard. Additional built in cupboard.
- Second Bedroom with window to rear overlooking garden.
- Third Bedroom with window to rear overlooking garden. Cupboard housing water tank.



Viewing by appointment, telephone Agents on 0131 524 3800



















## EXTERNAL

The property is set in extensive garden grounds. The front and side gardens are laid mainly with lawn bordered with established plants and shrubs.

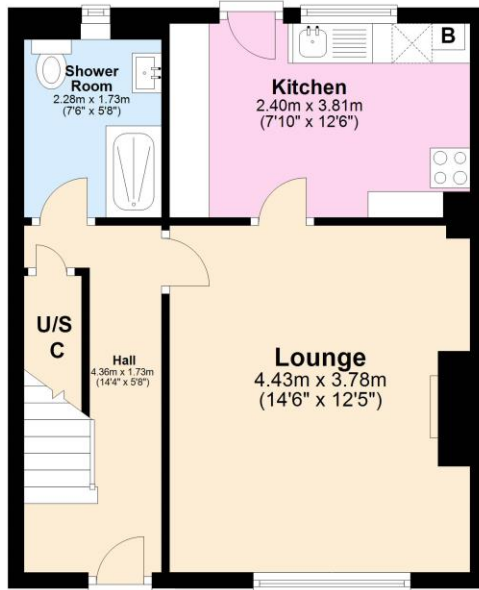
The rear garden is fully enclosed with a large lawn. A patio provides space for garden furniture. The garden shed is included in the sale.

- Energy Efficiency Rating - D
- Council Tax Band - A



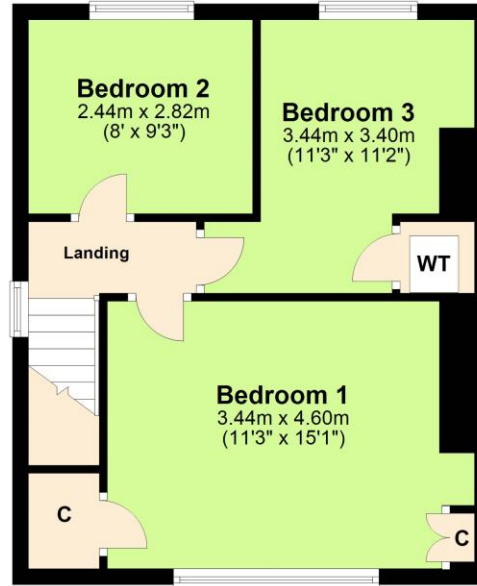
### Ground Floor

Approx. 38.6 sq. metres (415.7 sq. feet)



### First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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