



5 WARDIE CRESCENT
TRINITY
EDINBURGH
EH5 1AF







Wardie Crescent runs 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 is in fair decorative order throughout and offers spacious and flexible family accommodation. The property benefits from gas central heating, double glazing and good storage facilities.

Private gardens front and rear. Driveway and large Garage/Workshop.

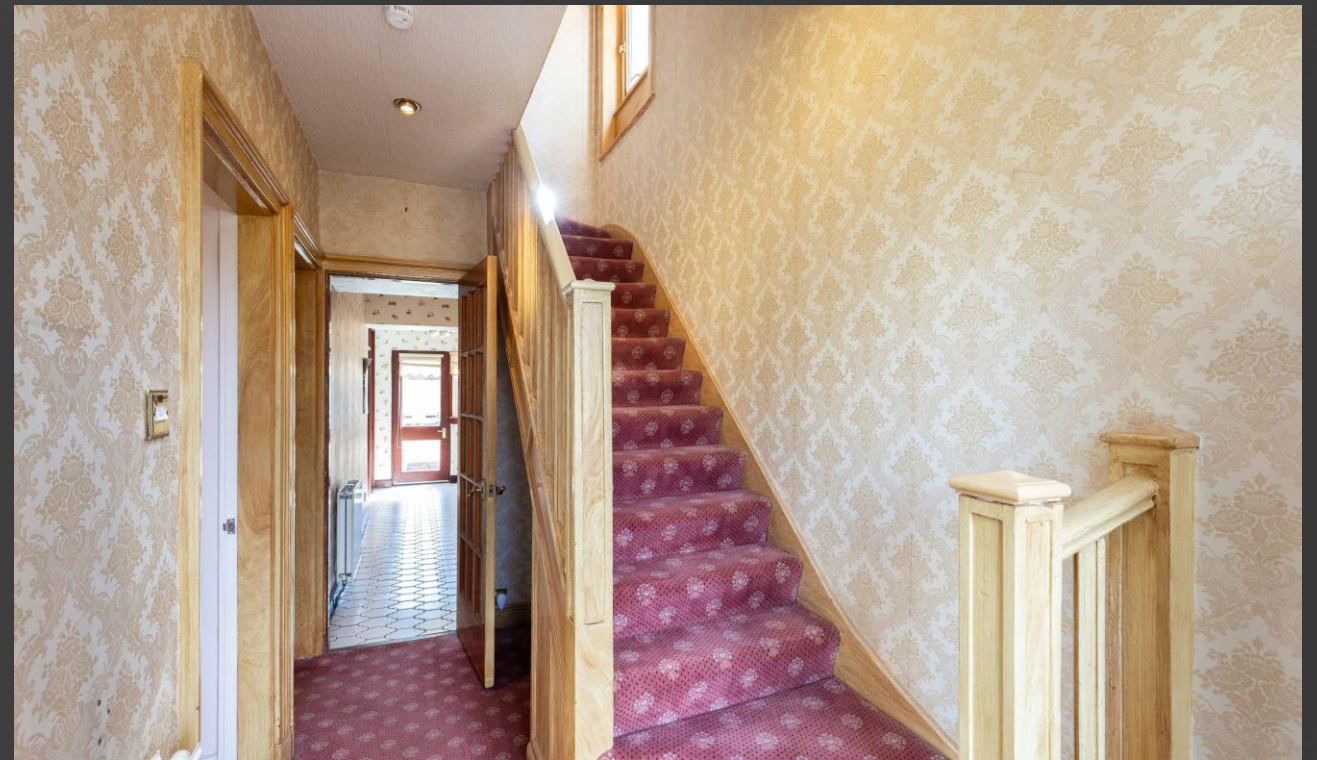
PROPERTY DETAILS

- Entrance Hall with carpeted staircase to upper floor. Meters cupboard. Under stair cupboard. Door to garage.
- Bright and spacious Lounge / Dining Room with patio doors providing direct access to the rear garden. Space for large dining table and chairs.
- Fitted Kitchen with matching wall and base units. Integrated electric hob, oven and grill. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Door to garden.
- Formal Dining Room / Bedroom 4 with bay window to front.
- Landing with window to side. Large built-in cupboard.
- Double Bedroom with window to rear overlooking garden.
- Second Double Bedroom with window to front.
- Third Bedroom with window to front. Built in cupboard.
- Shower Room with white two-piece suite comprising wash hand basin and WC. Mixer shower. Mirrored bathroom cabinet. Frosted window to side. Attic access hatch.
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Viewing: Telephone Agents on 0131 524 3800









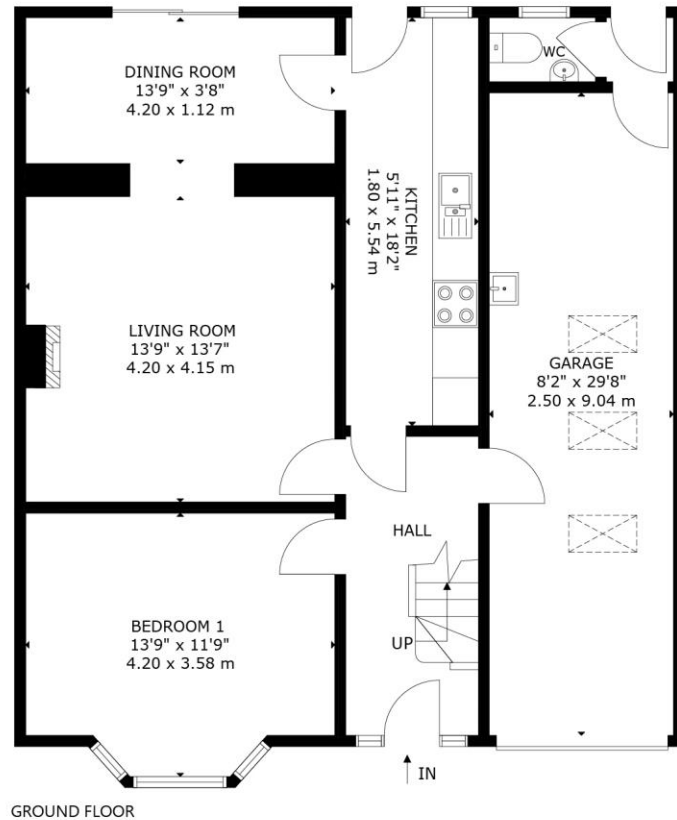


EXTERNAL

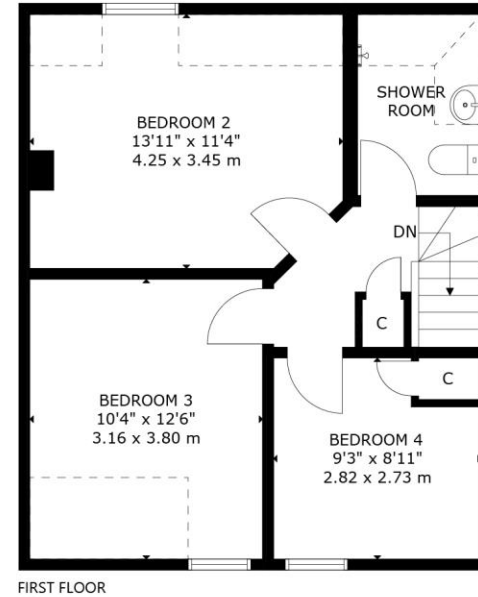
A driveway provides off-street parking and leads to a large Garage / Workshop with WC.

Private garden to front and large enclosed garden to rear with patios with space for garden furniture, lawns and a lovely array of established plants, shrubs and trees. External water tap.

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



GROUND FLOOR



FIRST FLOOR



5 WARDIE CRESCENT, EH5 1AF
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,145 SQ FT / 106 SQ M
 GARAGE 262 SQ FT / 24 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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