



19 Groathill Road North

Drylaw
Edinburgh
EH4 2RQ







Mid-terraced villa located in the established residential district of Drylaw. Drylaw is a popular residential area with a wide range of local amenities and is close to major retail outlets, including Craigleith Retail Park and a large Morrisons store on Ferry Road. There are various sports facilities nearby including a swimming pool at the Ainslie Park Leisure Centre.

The property lies in a convenient and quiet location close to Ferry Road, the main route north of the City, which makes it easy to access primary routes to the north and east. It is served by regular bus services to the City Centre and the surrounding areas.



There are many local parks and green spaces in the area whilst the Royal Botanic Gardens, Inverleith Park, Victoria Park and Newhaven Harbour are also nearby.

Internally the property features gas central heating and double glazing but would now benefit from some modernisation and upgrading. An attic provides additional storage space.

A driveway provides off-street parking. Private and enclosed garden to rear.

PROPERTY DETAILS

- Bright and spacious Lounge with window to front. Feature fireplace with wooden surround. Deep under stair cupboard. Built in TV unit with cupboards and shelving.
- Fitted Dining Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Plumbed for washing machine. Space for table and chairs. Door to garden. Wall mounted boiler.

Energy Efficiency Rating - C

Council Tax Band - C

Upper Floor

- Landing with attic access hatch.
- Large Double Bedroom with window to front. Two built in cupboards. Wall press.
- Second Double Bedroom with window to rear overlooking garden. Built in mirrored wardrobes with hanging space and shelving.
- Family Bathroom with white three-piece suite comprising bath, wash hand basin and W/C. Shower compartment with electric shower. Mirror with glass shelf below. Frosted window to rear.



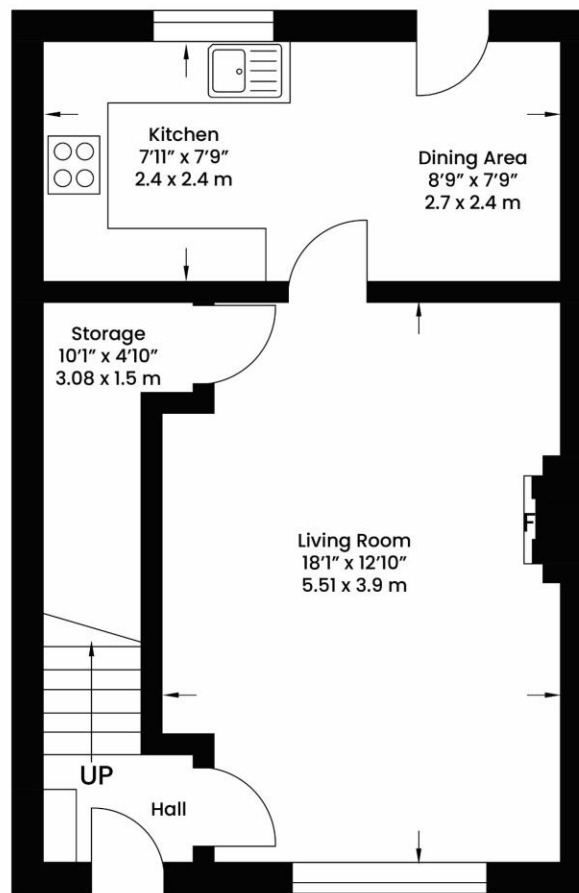
Viewing by appointment on 0131 524 3800



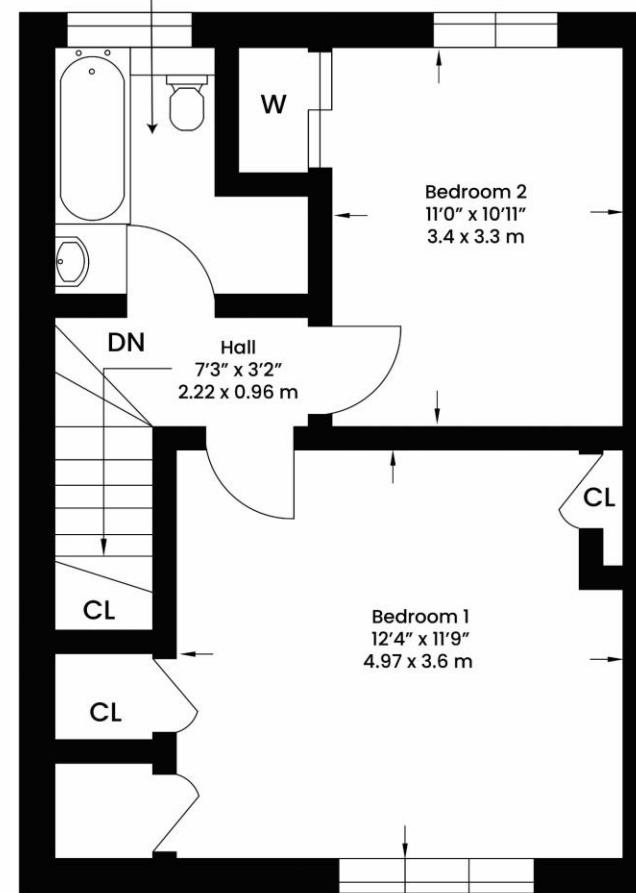








Ground Floor



First Floor

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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