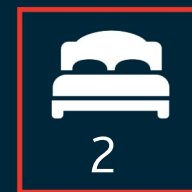
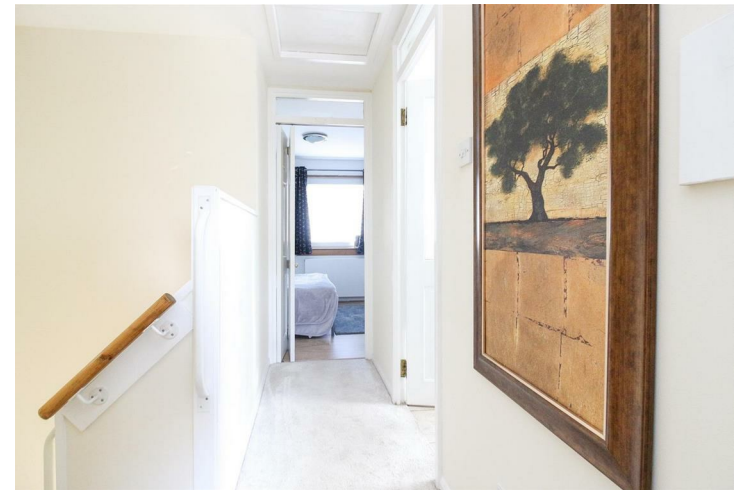
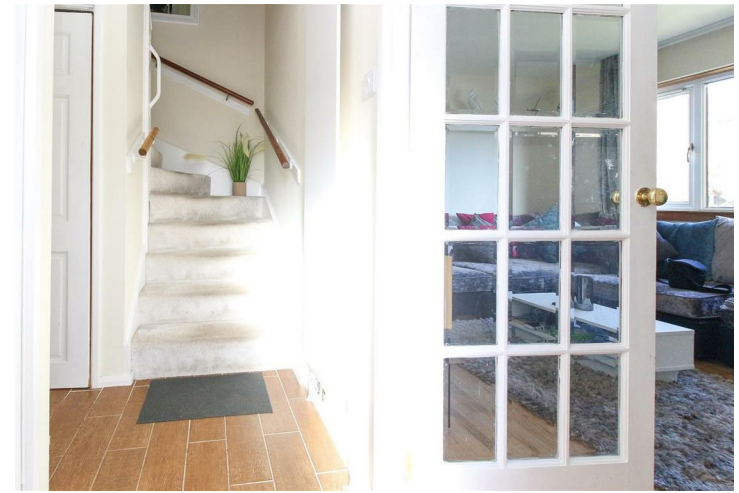




Fixed price £320,000

14 Lixmount Gardens, Trinity, Edinburgh, EH5 3DH





## Charming Two Bed Semi-Detached Villa With Private Gardens And Garage Highly Sought After Residential Area

An excellent opportunity to acquire a charming semi-detached villa pleasantly located with bright rear southerly aspect in the desirable district of Trinity lying north of the city centre, convenient to local amenities, schools and transport links.

This extremely appealing property offers generous family accommodation over two levels comprising: entrance hall, delightful lounge/diner, two double bedrooms with fitted wardrobes, large fitted kitchen with access to enclosed rear garden and bathroom with shower. The light, attractive interior is well presented with the added comfort of gas central heating complemented by the installation of double-glazed windows. Excellent storage includes a useful attic and there are mature private gardens to the front and rear of the property thoughtfully laid out for ease of maintenance. There is a single garage with up and over door located at the foot of the garden. All fitted floor coverings, curtains, blinds and kitchen appliances are included in the sale.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

### ACCOMMODATION (WIDEST POINTS)

<b>Lounge</b>	13'2 x 10'6 (4.01m x 3.20m)
<b>Kitchen</b>	13'2 x 8'7 (4.01m x 2.62m)
<b>Bedroom 1</b>	13'2 x 8'7 (4.01m x 2.62m)
<b>Bedroom 2</b>	13'2 x 8'7 (4.01m x 2.62m)
<b>Bathroom</b>	6'5 x 5'3 (1.96m x 1.60m)

## LOCATION

While there is an abundance of local convenience shopping within comfortable walking distance including the Meadowbank Retail Park or Easter Road/Leith Walk, Findlay Avenue also lies within easy access of the city's finest amenities. Schools catering for all age groups are easily accessible with a good range of recreational facilities in the vicinity including the open spaces of Leith Links, Lochend Park, Craightinny Golf Course and Meadowbank Sports Centre. The vibrant Shore district is also within easy access where there is a wonderful variety of restaurants, bars and bistros as well as the Ocean Terminal with major retail outlets and multiscreen cinema. A frequent and effective public transport service operates to many parts of the city with easy access to the city bypass linking with major motorway networks.

## EXTRAS

All newly fitted floor coverings & kitchen appliances (hob/oven, automatic washing machine & fridge - no warranties).

## EPC RATING

D

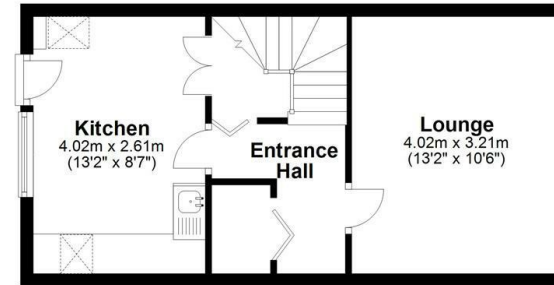
## VIEWING

By appointment, please telephone agents 0131 554 6244

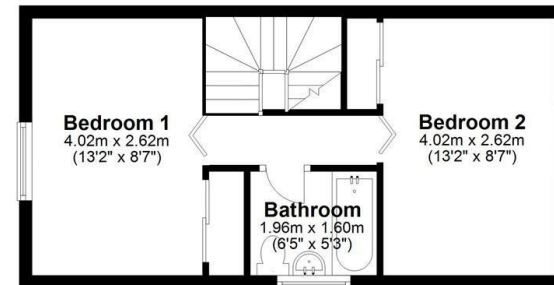




### Ground Floor



### First Floor



Schematic Diagram Only - Not To Scale  
Plan produced using PlanUp.