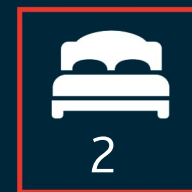
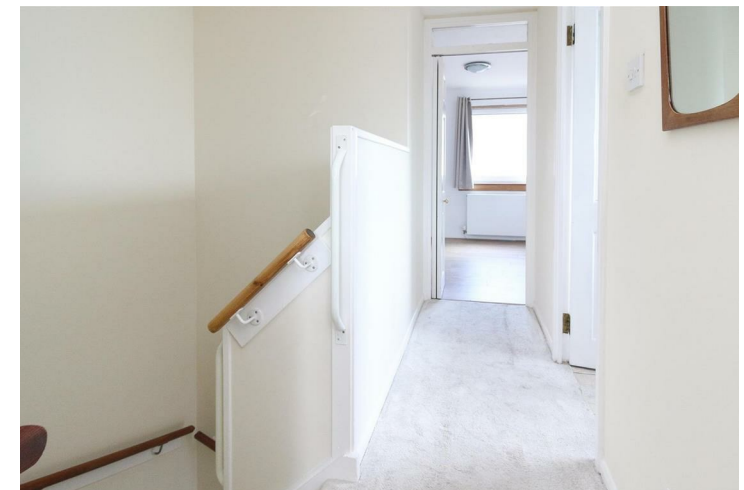
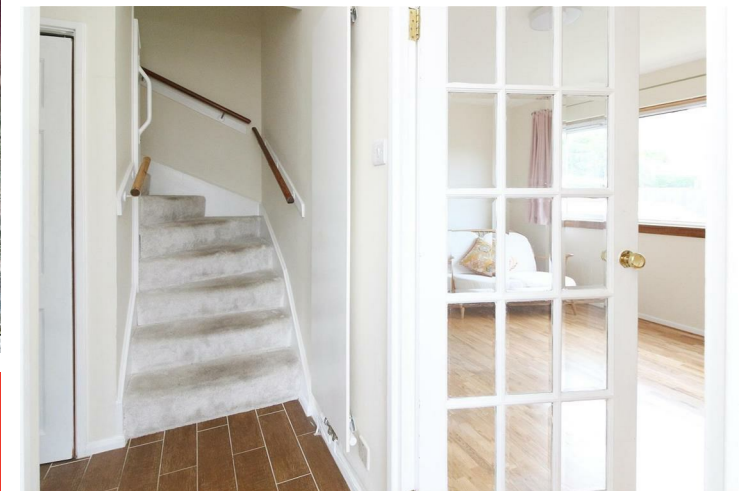


Fixed price £320,000

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

Trinity is a long-established residential area ideally situated for access to the city's finest amenities within comfortable walking distance or only a short bus/ car journey. Local convenience shopping is readily available with a wider range of facilities nearby at Canonmills, Stockbridge/Comely Bank and Newhaven. The vibrant Shore district is also easily accessible offering restaurants & bistros, bars and the Ocean Terminal with shopping mall and cinema. Schools catering for all age groups are easily accessible, the property currently in the catchment areas for Trinity Primary and Trinity Academy. There are also excellent recreational facilities in the vicinity including leisure centres, parks, an active tennis club, a swim centre and access to the Water of Leith Walkway offering lovely scenic walks/cycling. Nearby Ferry Road has distinct location advantage in terms of accessibility to Edinburgh International Airport, Queensferry Crossing and the central motorway network.

## EPC RATING

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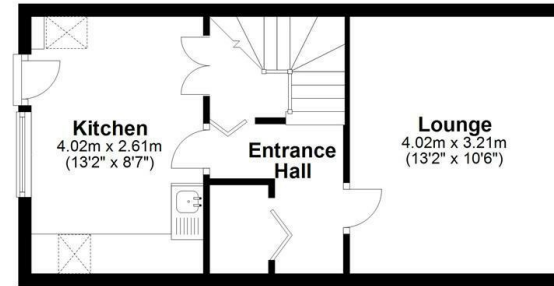
## VIEWING

By appointment, please telephone 0131 554 6244

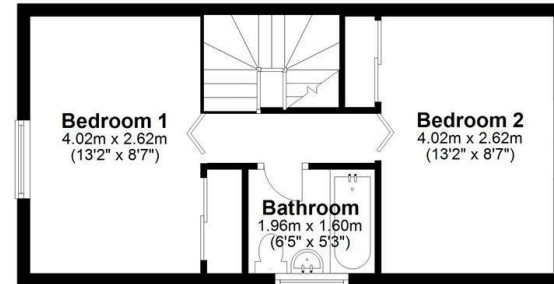




### Ground Floor



### First Floor



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



Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD  
T: 0131 554 6244 E: estateagency.edinburgh@harpermacleod.co.uk

*A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.*