



**7 Netherby Road, Trinity,  
Edinburgh, EH5 3LW**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## ATTRACTIVE

### THREE BED SEMI-DETACHED HOUSE



This attractive, three-bedroom, semi-detached, period property has a fantastic location in the heart of Trinity, close to excellent amenities, schools, scenic green spaces, the Tram and Newhaven Harbour. The property offers spacious accommodation over two floors and would now benefit from modernising. The gardens are of particular note, with a generous front garden and a fully enclosed rear garden with beautiful, mature borders, fruit trees, a lawn, patio area and is edged with trees from the neighbouring playing fields. On the ground floor there is a hallway, with under stair storage, and a very attractive stained-glass window, a bright and airy lounge, with bay window and a feature fireplace, and a good-sized dining room, with two Press cupboards. There is also a fitted kitchen with a range of units and appliances and a sun room, which has lovely views across the garden. There is also a double bedroom and shower room on this level. On the upper floor there is a modern shower room, accessed from the stair, and two double bedrooms, both with good storage. There is also a garage, driveway and two outside stores. This is a great opportunity to add your own stamp to a property and it also has the potential to extend, subject to all the usual permissions.

- Hallway
- Lounge
- Dining room
- Kitchen
- Sun room
- Three double bedrooms
- Two shower rooms
- Gas central heating and some double glazing
- Garden
- Garage and driveway





## TRINITY

The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including local shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible by bus and tram and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides major stores and a multi-screen cinema. There is a 24 hour Asda supermarket located within neighbouring Newhaven district and there is a Sainsburys local located on Craighall Road. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.



## Extras

All fitted floor coverings, curtains, blinds, light fittings, double oven, hob, washing machine and fridge are included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

F

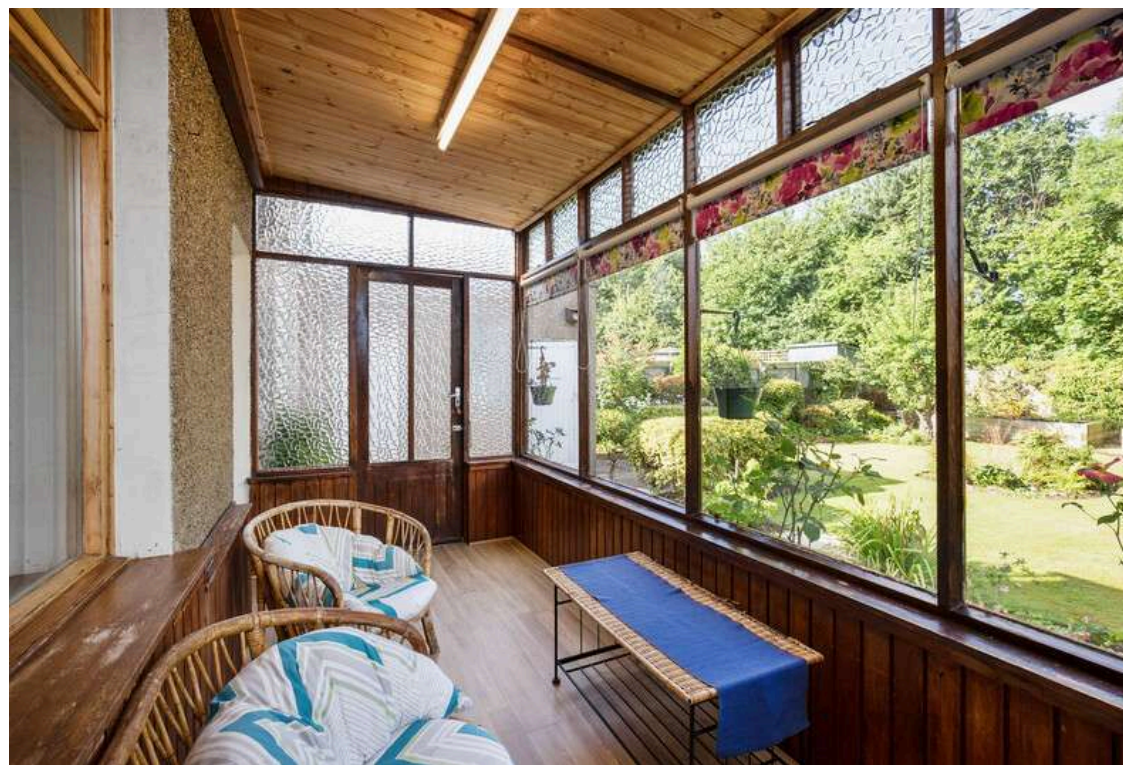
## Home Report Valuation

£600,000

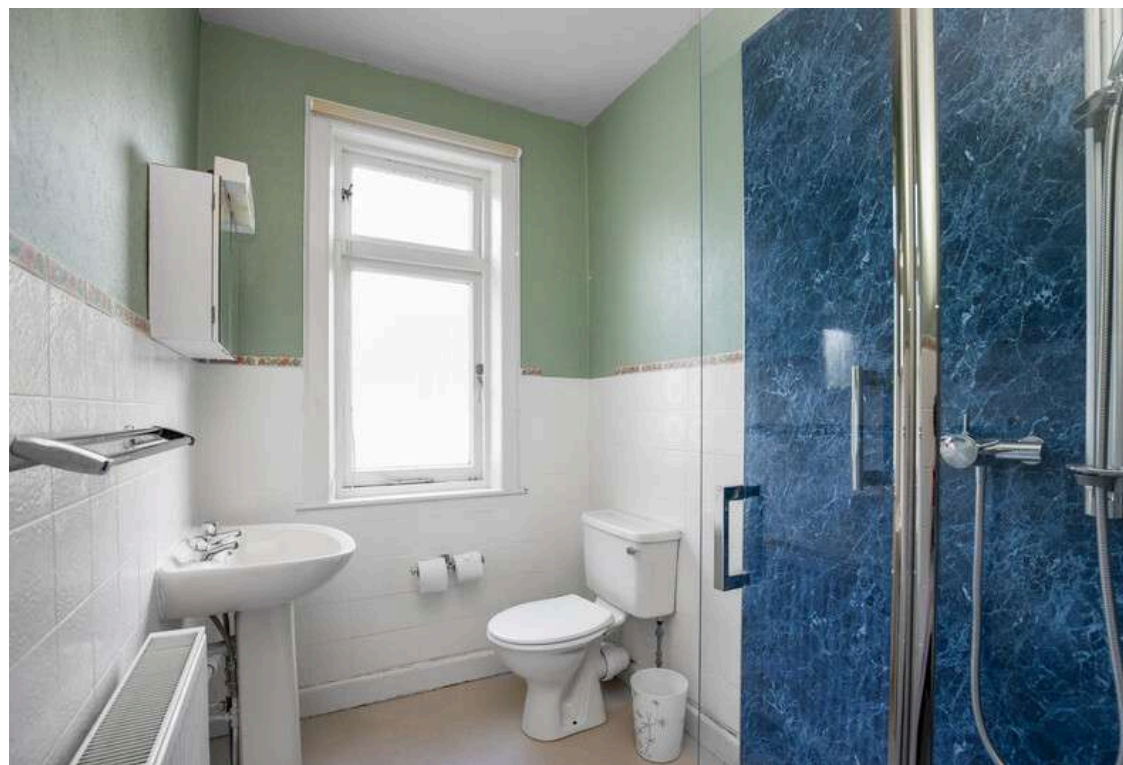
## EPC Rating

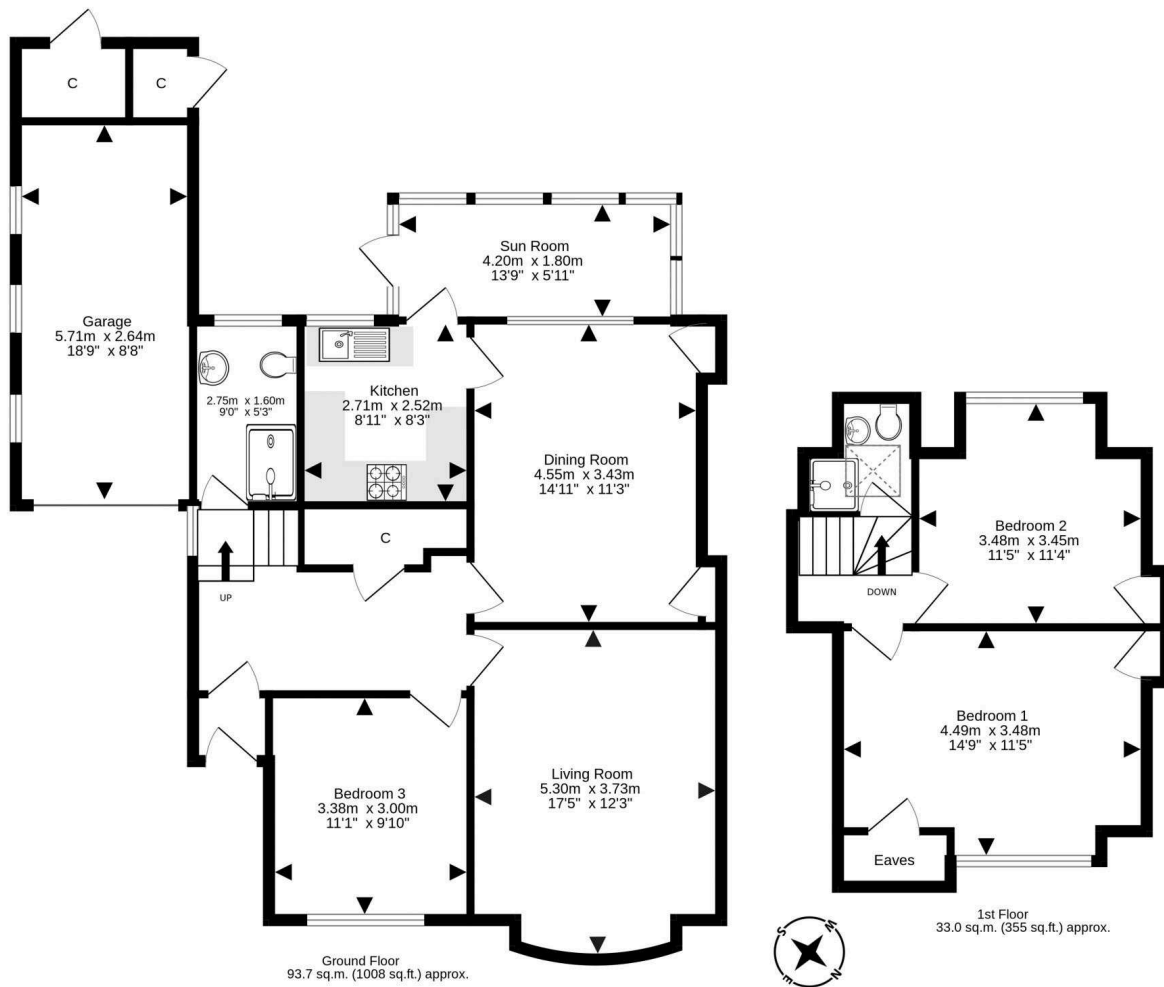
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TOTAL FLOOR AREA : 126.7 sq.m. (1364 sq.ft.) approx.  
For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029  
e: [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk) ♦ w: [www.elpamsolicitors.co.uk](http://www.elpamsolicitors.co.uk)

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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