





## Charming, and well presented

Three-bedroom, two public room, mid-terraced villa

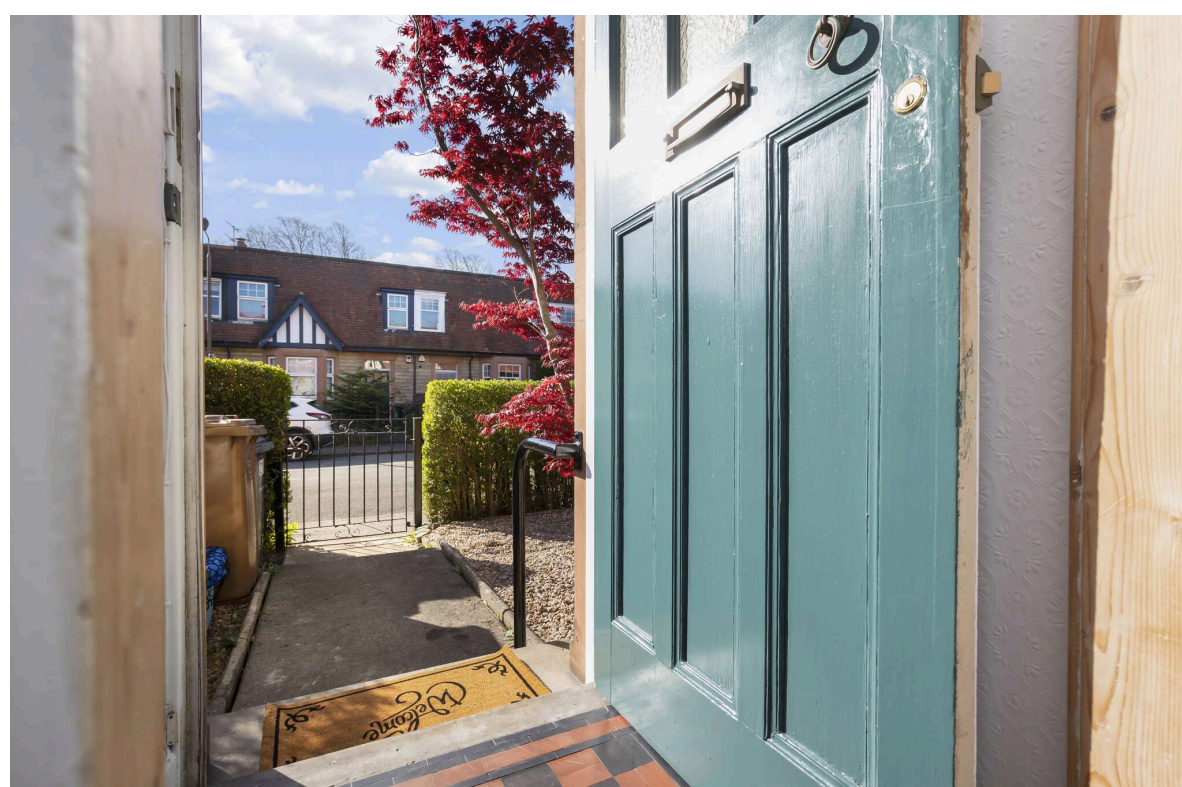


21 Beresford Gardens forms part of a most sought-after street in Trinity, surrounded by similar types of property and mature greenery. It is a well presented, three-bedroom, two public room, mid-terraced villa. Internally this charming property is presented in very good order and enjoys excellent proportions and flows over two floors. It also has an abundance of charm having retained many original features including cornice work, fireplaces and wood panelling. It has been decorated beautifully with colours tastefully chosen complementing the quality floor coverings. The property sits on the south side of Beresford Gardens and enjoys a south facing front garden and a large north facing rear garden.

The interior is exceptionally bright throughout the day with lots of sunshine streaming in from windows at both front and rear. There is huge potential for a further extension on the ground floor which is common in the area, subject to the necessary consents. To the front we have a superb lounge with bay window, display alcove and painted fireplace with tiled inset and hearth. Double doors with astragal panels lead to the dining room which has a view to the rear over the garden. The dining room retains an original oak fireplace cornice and display alcove. The kitchen has been fitted with a range of modern upper and lower units with both a door and window providing access to the rear garden. On the upper level are three well-proportioned double bedrooms, two with pretty fireplaces and a spacious family bathroom. Externally, the property boasts a low maintenance pebbled front, south facing garden, sheltered by a privet hedge. To the rear is a most generous north facing garden, divided into sections, part patio, part lawn bordered with mature plant and shrub borders.

### Key Features

- Vestibule
- Hallway
- Sitting room with bay window
- Dining room
- Kitchen (appliances included)
- Three double bedrooms
- Bathroom
- Partial double glazing and gas central heating
- Good storage
- Gardens to front and rear
- On street parking





### 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 Ocean Terminal retail and leisure complex which provides 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, the AEG ceramic hob, electric oven, Lec fridge and Bosch Automatic washing machine to be 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

E

### Home Report Valuation

£575,000

### EPC Rating

D

### Tenure

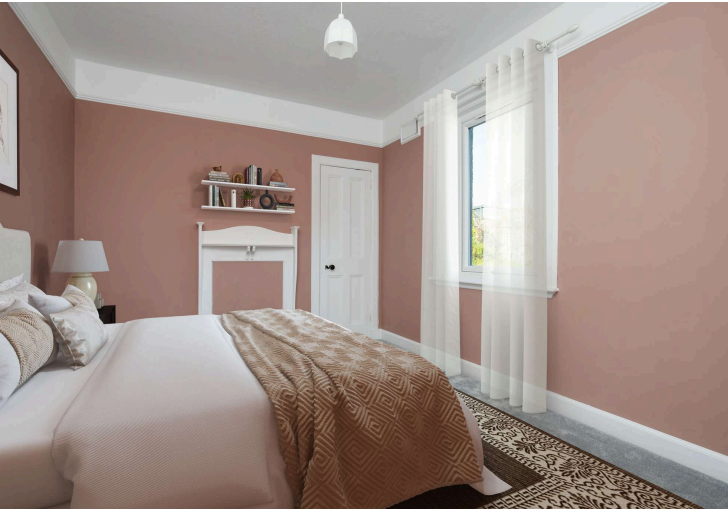
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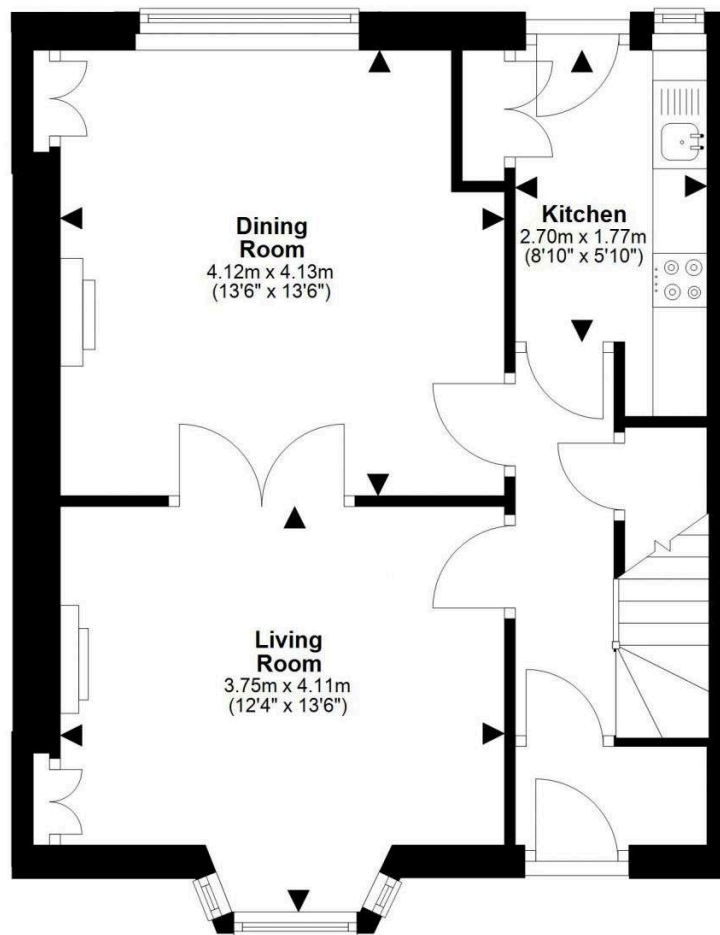




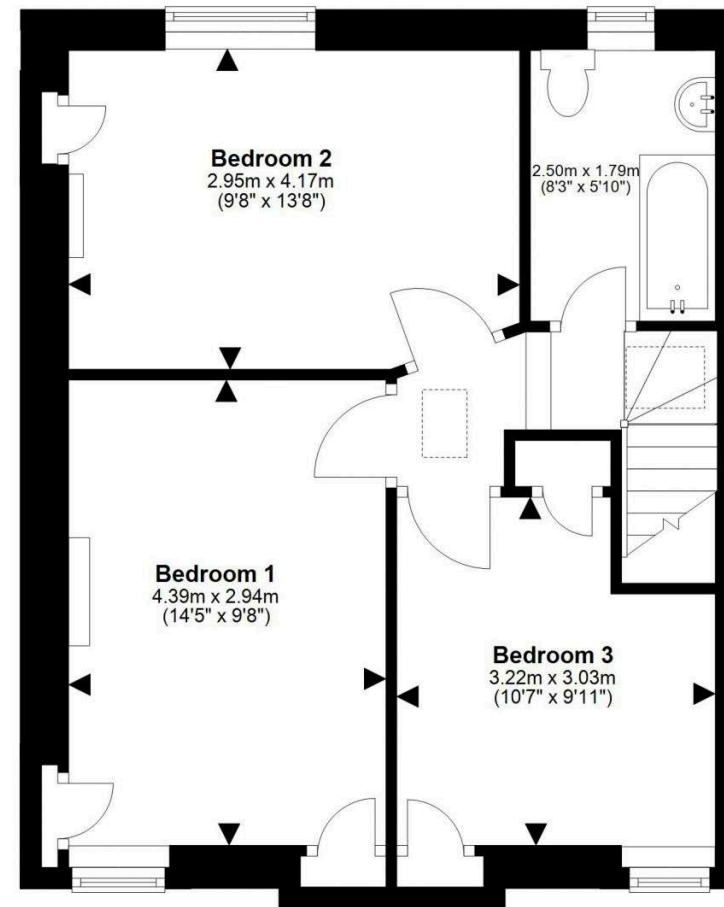








**Ground Floor**



**First Floor**



Total area: approx. 91.2 sq. metres (981.8 sq. feet)

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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