



## Trinity, Edinburgh

29A NETHERBY ROAD, EDINBURGH EH5 3LP

Superb opportunity to purchase an attractive detached villa in a highly sought-after residential area, offering excellent flexible family accommodation, with private gardens, a double garage and particularly generous off-street parking on a gravelled driveway.

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## Description

29A Netherby Road is an attractive detached villa in a highly sought-after residential area, now requiring some modernisation but offering excellent potential to be a beautiful family home, with flexible and well-proportioned accommodation. The property is entered into a vestibule and hall with a useful downstairs WC, leading to a large L-shaped lounge with full length windows to the front and high level windows to both sides of the room. There is a family room which has double mahogany doors leading to a beautifully proportioned dining room, with patio doors to the rear garden and a window to the side and this room can also be accessed from the kitchen. An inner hall to the rear of the lounge provides access to the utility room and leads through to the kitchen which has space for dining and a door to the rear garden. Upstairs the spacious central landing has a generous storage cupboard and there are four double bedrooms, two of which have fitted wardrobes. The main bedroom is exceptionally well proportioned and has a modern ensuite bathroom and there is a separate family bathroom, both with showers over the bath. The property benefits from gas central heating and double glazing and has private gardens with a large double garage to the rear and a large garden to the front offering extensive private parking on a gravelled driveway. Early viewing is essential to fully appreciate the potential of the accommodation on offer which is likely to be of particular interest to the growing family.

## Location

Trinity is a sought-after area with good local amenities and with easy access to Goldenacre, Comely Bank, Stockbridge and Leith as well as to the city centre, and with a good choice of shopping, bars, restaurants and cafes and entertainment facilities within easy reach, with smaller local shops and a variety of supermarkets all easily accessible. There are frequent bus services throughout the city and easy access to the main motorway networks and to Edinburgh Airport as well as a choice of walkways and cycle paths and access to the new tram network. Newhaven Pier is nearby as is Ocean Terminal where you can find a range of shops, restaurants and entertainment options, including a multi-screen cinema and Leith offers some of the best restaurants, cafes and bars within Edinburgh, many of which are to be found in the cosmopolitan Shore area. There are a variety of leisure pursuits including private health clubs, sports clubs and leisure centres and a variety of parks, including Victoria Park, Inverleith Park and the Royal Botanical Gardens. The area is popular with families due to the availability of schooling in the area, in both the public and private sectors.

## Extras

Curtains, blinds, fitted carpets, dishwasher, washing machine, tumble dryer and double oven (No warranty given) are included in the sale.

## Council Tax Band

Band G

## Viewings

By appointment with Agents: Tel: 0131 467 7550

### Wilson Ward

131 Newhaven Road | Edinburgh | EH6 4NP

T: 0131-467 7550 F: 0131-467 7553

E: admin@wilsonward.co.uk

W: www.wilsonward.co.uk



Approx. Gross Internal Floor Area 202.47 Sq M / 2179 Sq Ft.



Area excludes garages, outbuildings, attics and eaves, if applicable. All measurements are approximate. Not to scale. For identification only. © 2024 planography.co.uk



Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.