

# Trinity, Edinburgh

52 FRASER AVENUE, EDINBURGH EH5 2AQ

A bright and spacious, three bedroom semi-detached two-storey villa, set on a corner plot with private front and rear gardens, and off street parking for one car. The property has been neutrally decorated throughout and boasts central heating and double glazing, though is now in need of some modernisation.

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## Description

Spacious semi-detached house on corner plot located in a quiet side street, in the well-established residential area of Trinity which is popular with families. The accommodation comprises:

- Hallway with under stairs cupboard
- South-facing bay-fronted sitting room
- Kitchen/Dining room
- Utility room with storage cupboard and access to rear garden
- First floor landing with large cupboard
- Three bedrooms, two with recessed storage
- Family Bathroom
- The property benefits from Gas Central Heating, Double Glazing, Private Front and Rear Gardens and gated Off-Street Parking

## Location

Fraser Avenue is a quiet residential street in the heart of Trinity, approximately three miles from the city centre, with a good selection of local amenities. For those with a love of the outdoors, the property is enviably close to the beautiful open spaces of Inverleith Park and the Royal Botanical Gardens, as well as a variety of playing grounds and sports facilities. The seaside views of Wardie Bay and Granton Harbour and Water of Leith walkway are just a short walk and for the cyclist, the North Edinburgh Cycle Network runs close to the property providing traffic-free routes to a number of parks and green spaces as well as into the city centre. A good array of restaurants and eateries can be found at nearby Newhaven Harbour and Ocean Terminal with a gym and multi-screen cinema, is also conveniently close. The area is well serviced by a range of bus routes into Edinburgh City Centre and beyond, and Ferry Road offers quick motoring access out of the city with links to the M8, Edinburgh International Airport and the Queensferry Crossing. Schools in the area are highly regarded from nursery to senior level.

## Extras

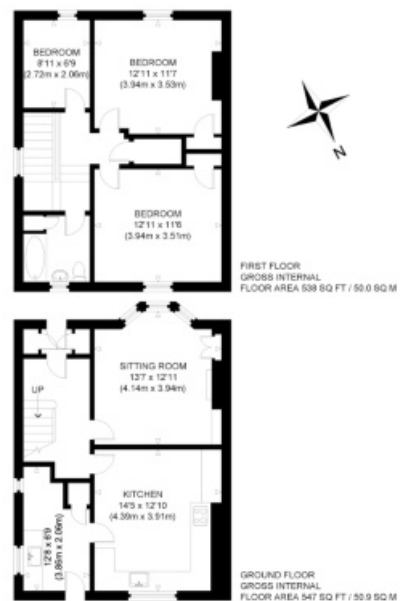
Cooker, washing machine and dishwasher are included in the sale.

## Council Tax Band

Band E

## Viewing

By appointment with Agents: Tel. 0131 467 7550



### Wilson Ward

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