



Trinity

6 Fraser Grove
EH5 2AL



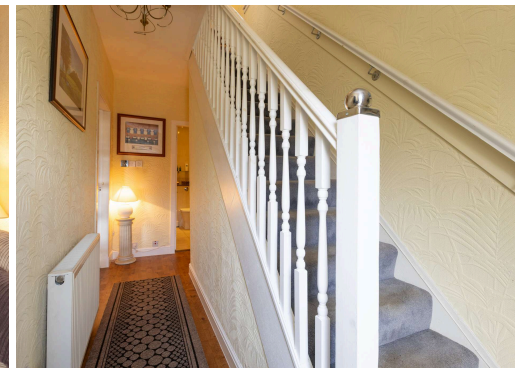
Semi-Detached

OFFERS OVER £270,000

- Hallway
- Living room
- Kitchen
- 3 Bedrooms
- Bathroom
- Conservatory
- Gas central heating
- Double glazing
- Private rear garden
- Multi-car driveway
- Unrestricted on street parking
- Attic



Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this well presented 3 bedroomed semi-detached house. The Trinity area lies to the North of the City Centre and has a range of local amenities and excellent public transport links to the City Centre and further afield. Nearby the Royal Botanic Gardens and Inverleith Park offer beautiful scenery and there is also easy access to the North Edinburgh Cycle Route to Newhaven, Stockbridge, and Leith.

The property opens to a hallway with stairs to the upper level, a handy under stair cupboard, and gives access to both the living room and bathroom. The well-proportioned living room is front facing and has an electric fireplace within a surround, and the kitchen off. The kitchen is situated to the rear and benefits from base and wall units, integrated oven with gas hob, a washing machine, fridge, freezer, dishwasher and the conservatory off. The conservatory, currently utilised as a dining room, is triple glazed and gives direct access to the rear garden. Completing the downstairs accommodation is a fully tiled bathroom with a WC, bath with an overhead shower, wash hand basin, and a heated towel rail.

Upstairs, the landing gives access to the rest of the property and also has a hatch which takes you to the partially floored and insulated attic space.

To the front is a large double bedroom with built in cupboard and a flat screen TV (included in the sale). To the rear are two further bedrooms, one of which features a built-in mirrored wardrobe, and the other has fitted shelving.

The easy to maintain rear garden enjoys a lawn, a decking area ideal for al fresco dining, hot tub with overhead canopy, a BBQ station, and 2 garden sheds (alarmed). Additional benefits include a multi-car driveway to the front, a CCTV security system, gas central heating, double glazing, and additional on street parking in the surrounding area.

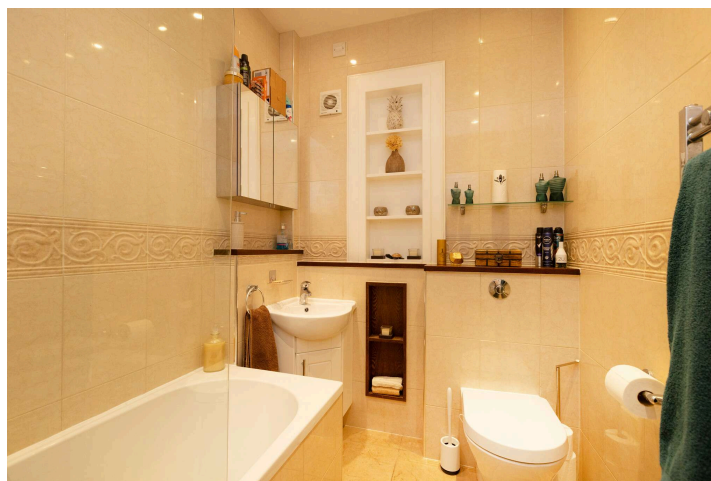
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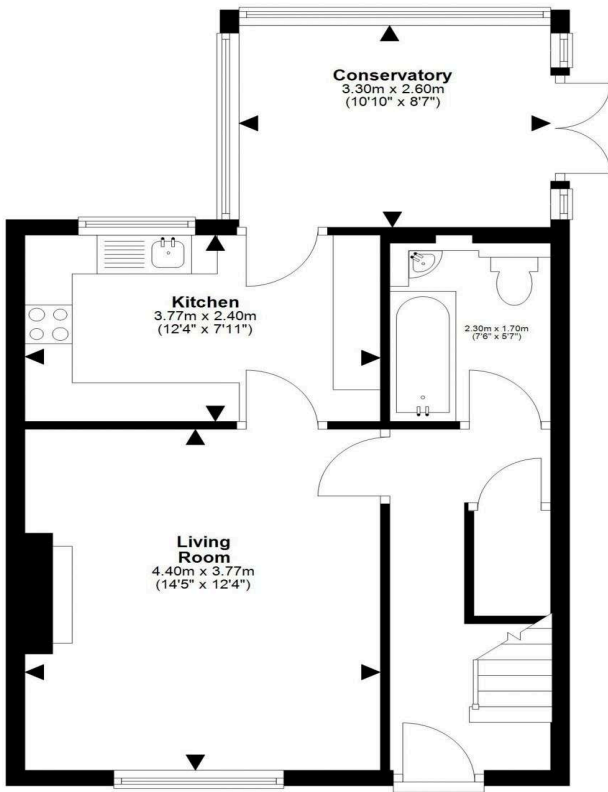
All aforementioned white goods, garden furniture, TV in front bedroom, hot tub, curtains/blinds and light fittings (no warranties to be given).

OFFERS

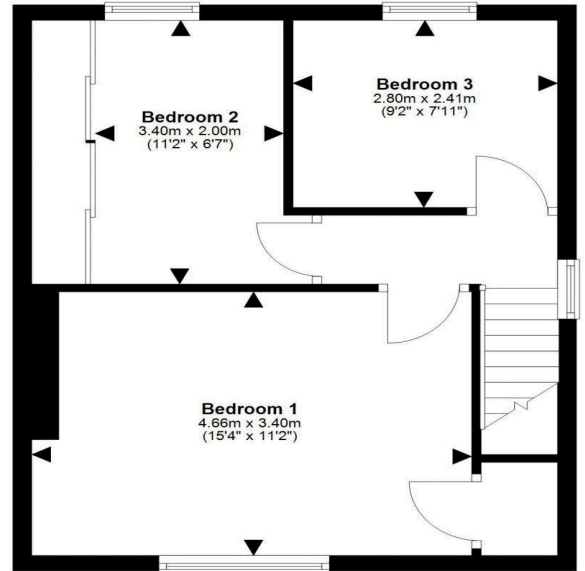
Offers invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







Ground Floor



First Floor

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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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