



Granby Road, Edinburgh, EH16











A rarely available four bedroom family home in the **highly desirable area** of Newington.

Well-presented and exceptionally spacious, four bedroom, two storey, Victorian mid-terraced family home, situated in Edinburgh's highly desirable Newington, south of Edinburgh city centre.



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  Permit
  EPC E

Offers Over	Tenure	Local Authority	Council Tax
£935,000	Freehold	The City of Edinburgh Council	Band G



Description

Well-presented and exceptionally spacious, four-bedroom, two storey, Victorian mid-terraced family home, situated in Edinburgh's highly desirable Newington, south of Edinburgh city centre.

The accommodation comprises an entrance vestibule, halls for each level, sitting room, dining room, family room, kitchen, four double bedrooms, family bathroom and shower room. Period features include generous room sizes and tall ceilings, front facing bay windows, extensive cornicework, sash and case windows, and a skylight cupola for the first-floor hall. With superb views of the Edinburgh city skyline, externally there are gardens to the front and rear including a lawn, patio, and mature borders for privacy.

The ground floor has a vestibule entrance into a light reception hall. To the front is the sitting room featuring a bay window; to the rear is the family room, dining room, and shower room. The kitchen is also rear facing and gives access to the rear garden. The first floor has an exceptionally spacious master bedroom with bay window to the front, three further double bedrooms of which two have superb rear facing views and one with a large dressing room; plus, a family bathroom.



Externally there is a large private walled garden with patio, lawn and mature borders.

The fantastic proportions, flexible accommodation and prime location combine to make this a highly appealing property.

Location

Granby Road is a popular residential street in the sought after area of Newington on the south side of Edinburgh. Situated only a few miles from the city centre and the financial district there are excellent transport links including regular bus services.

There are also a number of excellent private and public schools within easy reach including George Heriots, Watsons and Merchiston, and the property lies within the catchment areas for Sciennes Primary School and James Gillespie's Secondary School. Newington has excellent local amenities, with shops, restaurants and bars. There is also a large supermarket complex at Cameron Toll.

Also nearby is the New Royal Infirmary and Edinburgh University's King's Buildings. Local facilities include the Royal Commonwealth Pool, the beautiful open spaces of Holyrood Park and a good choice of local golf courses.

The city bypass is close by and provides easy access to the Airport and the central Scotland motorway network.





Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

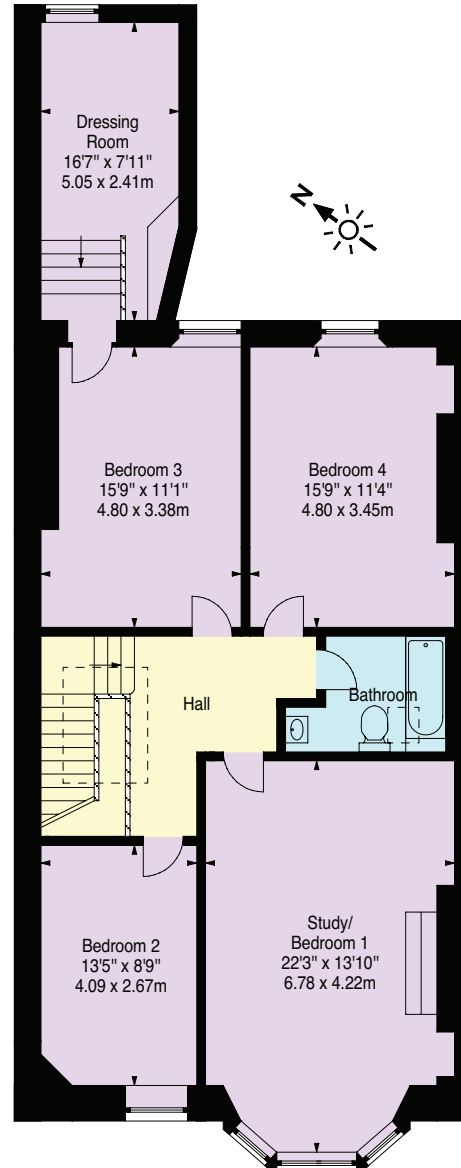
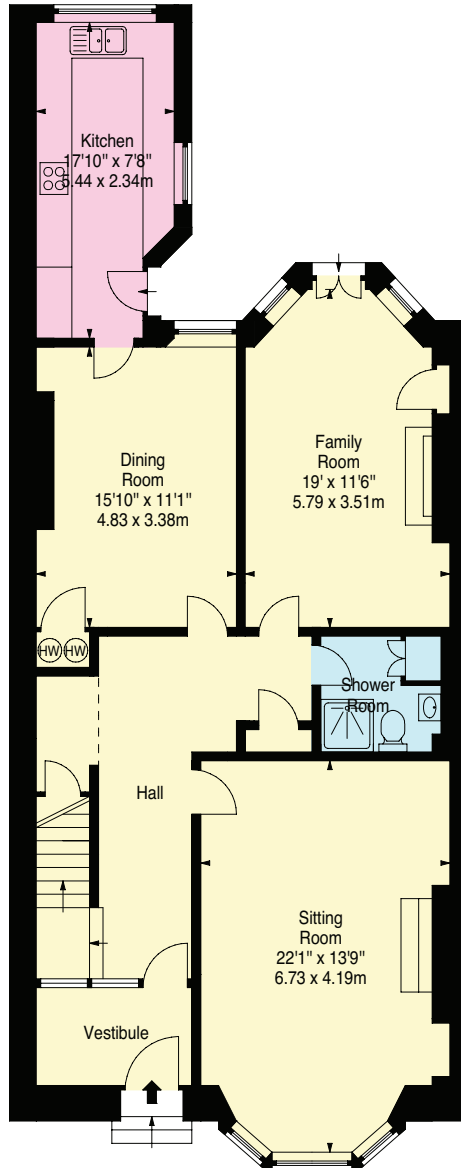


Approximate Gross Internal Floor Area

2270 Sq Ft - 210.88 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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