



25 South Laverockbank Avenue

Trinity, Edinburgh, EH5 3DS



VMH ESTATE AGENTS



Stylish 2 bedroom lower villa with private south-west facing garden

- Sitting/dining room
- Stylish fitted kitchen
- Garden room/dining room
- 2 spacious double bedrooms
- Contemporary bathroom
- Excellent storage
- Highly sought after residential area
- Lovely gardens to the front & rear
- On street parking
- Gas central heating & double glazing



Offers Over: £410,000

EPC Rating: C

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

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About the Property

25 South Laverockbank Avenue is a beautifully presented 2 bedroom lower villa located in the desirable residential area of Trinity.

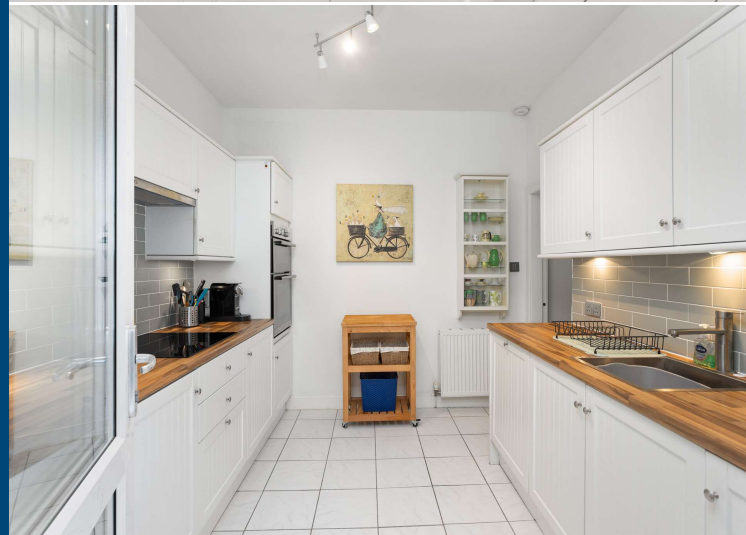
The property lies within walking distance of local amenities and within easy reach of the City Centre and The Shore.

There is a private front garden and a delightful south-west facing enclosed rear garden with patio accessed from the lovely garden room.

The impressive interior is bright and stylish throughout and offers well proportioned accommodation complemented by quality fixtures and fittings.

Extras

All fitted floor coverings, light fittings in the kitchen, sun room and bathroom only, blinds, curtains, hob, double oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price. Please note that the bedroom curtains are excluded from sale

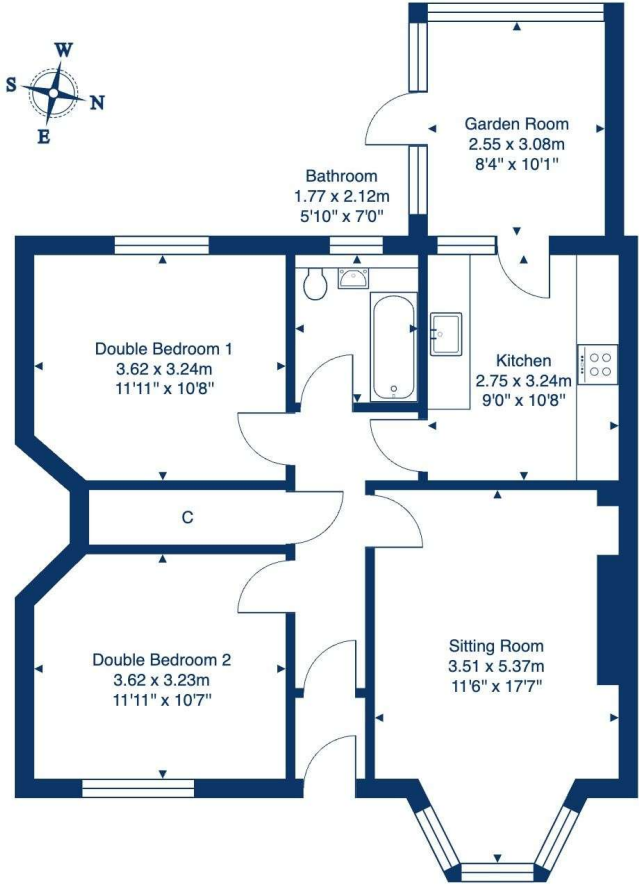




Location

The property lies in the affluent and established residential district of Trinity, approximately 2 miles from the city centre and close to the Firth of Forth. This is a high amenity district with pleasant leafy streets and a fine local park with an active tennis and bowling club. There is fantastic local shopping at Goldenacre and a Morrisons, Waitrose, Sainsbury's and Asda supermarkets all nearby. The Royal Botanic Gardens are also within easy reach. The cosmopolitan waterfront areas of Leith and Granton Harbour are close and include excellent shopping and dining facilities at the Ocean Terminal shopping centre and Commercial Quay. Excellent schooling is represented in the state and private sector.

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Ground Floor

Total Area: 72.7 m² ... 782 ft²

All measurements are approximate and for display purposes only.



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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.