





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



11 Prospect Bank Grove
Edinburgh, EH6 7NU

Entrance hall
Hall with staircase to upper floor
Sitting room with bay window
Dining room/double bedroom three
Contemporary kitchen
Principal bedroom with excellent built-in wardrobe space
W.C. cloakroom
Two further double bedrooms
Family bathroom
Driveway with off street parking and access to single garage
Electric car charging point
Good sized established and well-kept private gardens
Gas central heating
Double glazing
EPC: D
Council tax band: E

11 Prospect Bank Grove is a most desirable and beautifully presented four bedroom upper villa quietly positioned at the end of small cul-de-sac and located in the established Leith Links area of Edinburgh. This delightful family home has been tastefully modernised to a high standard throughout providing spacious and well-designed accommodation over two floors. The property has the added benefit of full gas central heating and double glazing ensuring a most comfortable and ambient living environment. To the front of the property there is a private driveway with off street parking which gives access to the single garage with power, light and an up and over door. There is an electric car charging point adjacent to the main entrance and to the side and rear of the property are the established, good sized gardens, with lawn, patio, well stocked borders and established shrubs providing lots of colour and space for enjoyment.

Superb properties in walk-in condition such as this rarely come to the open market and viewing is highly recommended.

The accommodation comprises: Entrance hall with staircase leading to upper floor. Main hall with good sized under stair cupboard, staircase leading to upper floor and doors leading to other main rooms. Sitting room with traditional fireplace and bay window to front. Dining room/double bedroom three with window overlooking rear garden and a traditional walk-in pantry with shelving. Contemporary fitted kitchen with modern base and wall mounted units, stainless steel ½ bowl sink unit, integrated dishwasher and pulley, window to rear with views over garden. Double bedroom two with window to front and pleasant outlook and family bathroom with modern three piece suite, shower over bath with screen, wash hand basin in vanity unit and heated towel rail. A carpeted staircase leads to the upper floor: Principal bedroom one with built-in wardrobes providing excellent storage, velux windows allowing lots of natural light to flood through, separate w.c. cloakroom and double bedroom four with lots of space and velux to side.

The residential area of Leith Links is well served by an excellent selection of local amenities which include a variety of everyday shops within easy walking distance which includes an everyday grocers. There are further facilities available at the nearby Meadowbank Retail outlet where there is a large Sainsburys Supermarket. The property is also well placed for good recreational pursuits including Craighentiny Golf course, Meadowbank Sports Stadium and Arthurs Seat, Holyrood Park and the open green space of Leith Links offer many pleasant walks. There are a number of highly regarded restaurants, cafes and bars nearby at the Shore area and Ocean Terminal Shopping Centre is only a short drive away and includes a cinema, gym and a wide variety of high street retailers. There are also good schools within the local catchment area from Nursery level through to High School. Regular public transport services operate close by, to and from the city centre and to surrounding areas.

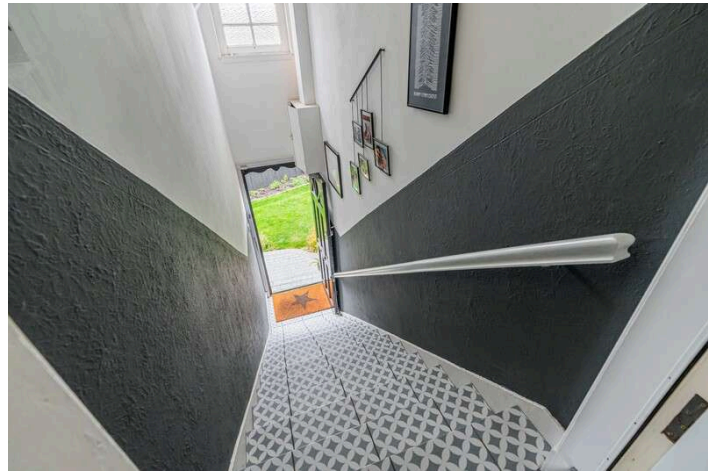










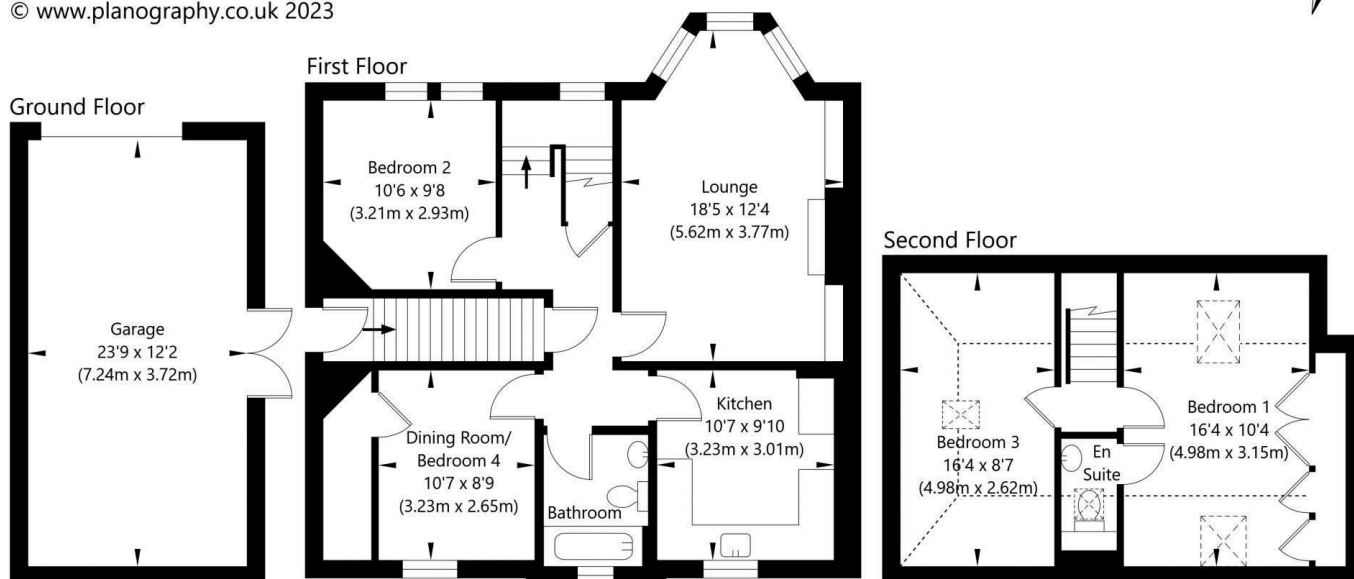




Approx. Internal Area Excl. Garage 107.25 Sq M / 1154 Sq Ft.

Not to scale. For identification only.

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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



PROPERTY DEPARTMENT
7a Dundas Street Edinburgh EH3 6QG
Telephone: 0131-225 4082 Fax: 0131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk





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