



72 Groathill Road North
DRYLAW | EDINBURGH | EH4 2SG


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72 Groathill Road North, Drylaw

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Beautifully presented main door upper villa with contemporary interior and quality finishes, offered to the market in walk in condition boasting a private double driveway and sunny west facing rear garden with summer house and shed. This light and airy accommodation, set over one level, will appeal to a variety of purchasers and comprises of stylish internal stairs with storage to a welcoming hallway with further storage and a utility cupboard. Dual paned living/dining room with ample space for seating and dining, modern kitchen fitted with floor and wall units, integrated gas hob and electric oven with space for appliances. All three bedrooms are doubles with integrated storage. The accommodation is completed by a contemporary bathroom with dual headed mains shower over bath and vanity sink unit. Externally the west facing rear garden is laid to lawn with a summer house and seating area, perfect for al fresco dining and outdoor entertaining. Further benefits on offer include gas central heating, double glazing, a private double driveway to the front which provides welcome off street parking, and fantastic storage options including access to large attic and an external under-stair cellar.

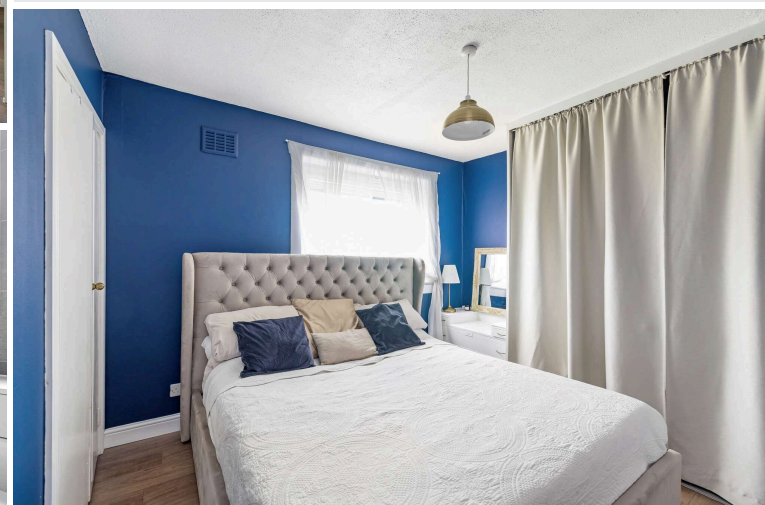
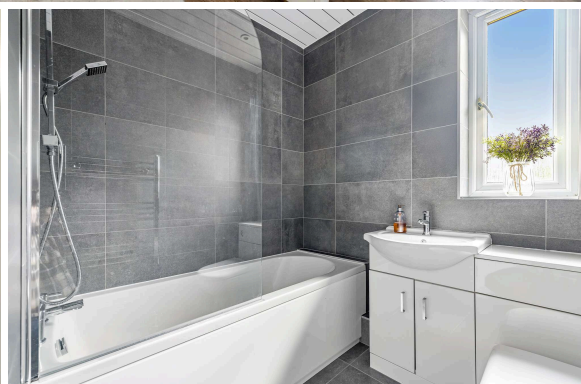
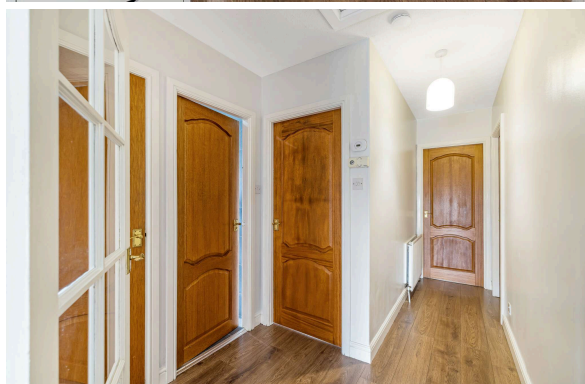
- Beautifully presented main door upper villa
- Entrance hallway with utility cupboard
- Dual paned living/dining room
- Modern fitted kitchen with integrated, and space for, appliances
- Three double bedrooms all with integrated storage
- Contemporary bathroom with shower over bath
- Fantastic storage options including attic access and external under-stair cellar
- Gas central heating
- Double glazing
- Private garden with summer house and shed to the rear
- Double driveway

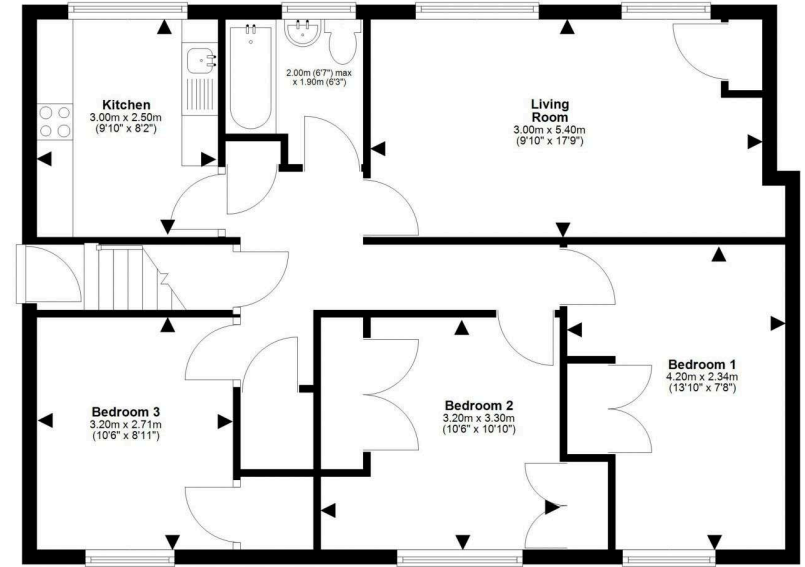
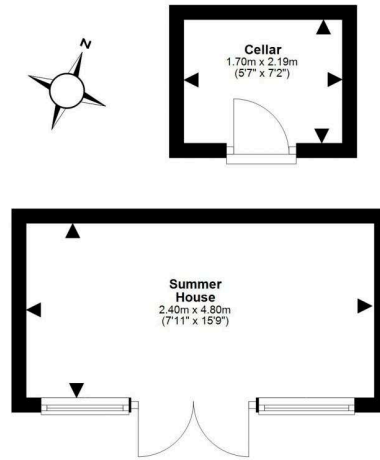
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the Drylaw area of Edinburgh, which lies to the north of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, including several small specialist shops serving the local community. Further facilities, including Boots, Marks & Spencers and Sainsbury's outlets can be found at the impressive Craigleith Shopping Centre, whilst there is a Morrison's superstore on nearby Ferry Road. Leisure-wise the choice is excellent, and includes Ainslie Park Leisure centre. The green areas of the Royal Botanic Gardens and Inverleith Park are also easily accessible. Schooling is well represented from nursery to senior level, with Telford College on hand for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

Energy rating C, Council tax C, There is no factor fee associated with this property.
Extras included in this sale will be, blinds, curtains, fridge, freezer and washing machine.





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.

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