

COULTERS[©]

22 SOUTH LAVEROCKBANK AVENUE

TRINITY, EDINBURGH, EH5 3DX

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

22 South Laverockbank Avenue is a delightful, extremely engaging, maindoor, stone built lower villa, situated in the sought after area of Trinity. This much-loved home of over 20 years offers recently redecorated, well-proportioned accommodation in addition to charming front and rear gardens.

The front door opens on to an attractive hall that in turn leads to the delightful bay windowed sitting room. There is an open press cupboard and additional fitted shelving, whilst a beautiful fireplace makes a cosy focal point in the room.

KEY FEATURES



Extremely engaging stone built lower villa.



Two well proportioned double bedrooms.



Delightful private front and rear gardens.



Unrestricted on street parking.



Situated on a quiet residential street in the sought after area of Trinity.



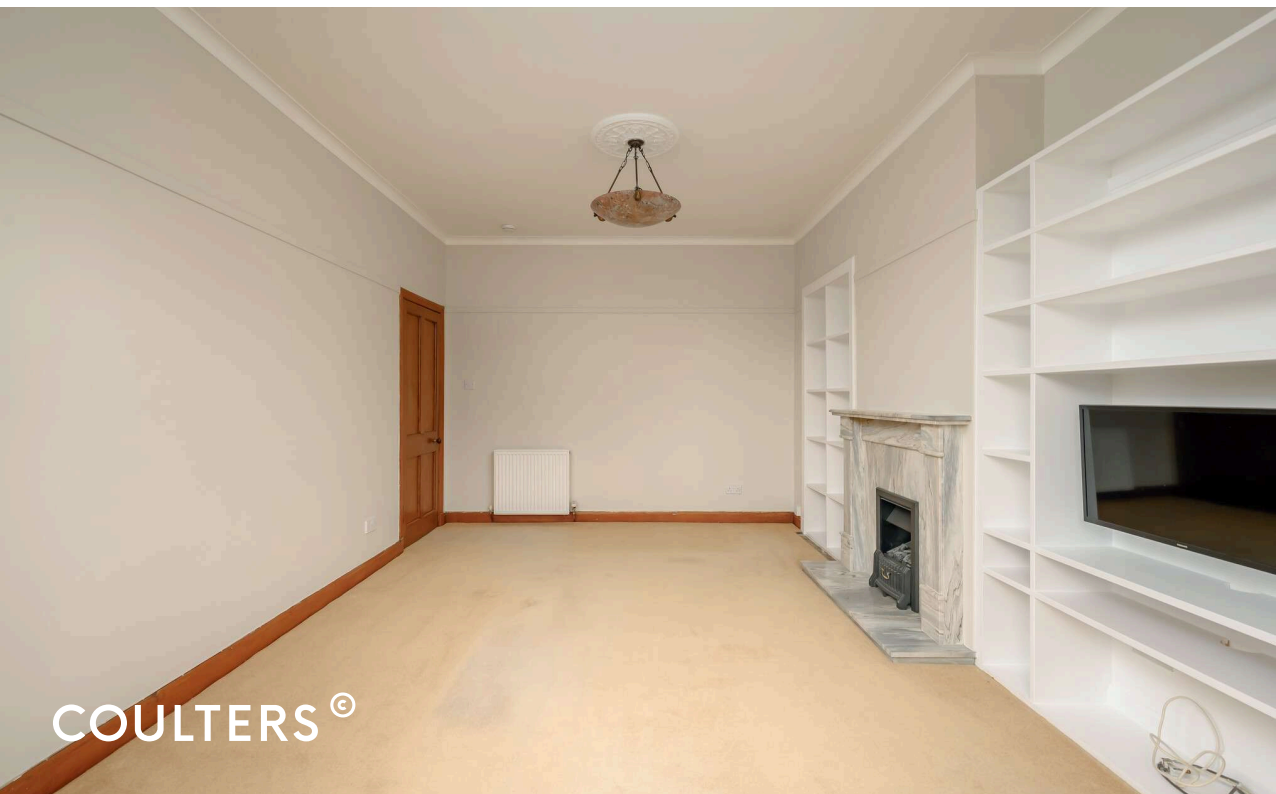
Within a short walk of local shops and cafe's.

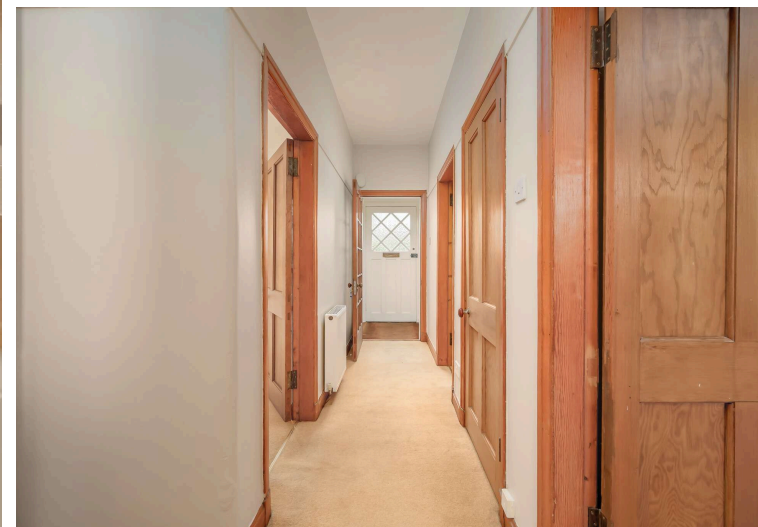


EPC Rating - D



Council Tax Band - E





To the rear of the property is a light, well maintained fitted kitchen with wall and base mounted cabinetry. The integrated appliances comprise: gas hob, electric oven, washing machine, dishwasher and there is also a free-standing fridge/freezer. Overhead is an ever-practical washing pulley. Additional natural light is provided by the partially glazed rear door which gives direct access to the garden. The principle bedroom has views to the front of the property, whilst the second bedroom looks out onto the lovely private garden. The bathroom is fitted with a white three piece suite comprising: bath (with shower and shower screen over), WC and wash hand basin and completes the internal accommodation. Heating and hot water is provided by gas central heating and there is double glazing. The front garden has a path leading to the front door, and patio area, flanked by bushes and shrubs, whilst at the rear, there is a charming enclosed rear garden which has a larger patio area, lawn area, established borders (planted varied mix of plants, bushes, trees and shrubs) and a pond. There is also a handy shed and decked area at the far end of the garden. Unrestricted on street parking is available on the street outside.





VIRTUALLY STAGED IMAGE



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VIRTUALLY STAGED IMAGE

THE LOCAL AREA

The well-established residential area of Trinity is popular with families and professionals alike thanks to its excellent local amenities. The Royal Botanic Garden of Edinburgh is nearby whilst green open spaces closer to the property include the cycle path network, Starbank Park, Lomond Park and Victoria Park. Ainslie Park leisure centre is also nearby.

For day-to-day essentials, Trinity boasts a number of shops, bars, café's and restaurants nearby on both Granton Road and at Goldenacre, all of which are supplemented by a large Morrison's supermarket on Ferry Road. Craigleith Retail park with supermarkets and shops including Sainsbury's, M&S, Lidl, Boots, Starbucks, Costa, Homebase and many more is a short car journey away.

Neighbouring Inverleith is home to a vibrant blend of independent shops and local retailers, while nearby Ocean Terminal offers high street stores, a 24-hour gym, a cinema complex and a choice of restaurants. Newhaven Harbour also has a David Lloyd gym and restaurants.

The area enjoys fantastic public transport links into the city centre, and offers swift and easy access to the Queensferry Crossing, Edinburgh International Airport, and the M8/M9 motorway network. The flat is in the catchment area for Wardie Primary, Holy Cross RC Primary, Trinity Academy and St Thomas of Aquin's schools. Edinburgh Academy and Fettes College private schools are also close by.

EXTRAS

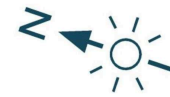
The garden shed, all blinds, light fittings, fitted flooring and kitchen appliances are included in the sale price.

Please note some of the images have been virtually staged to show how the home could be used.

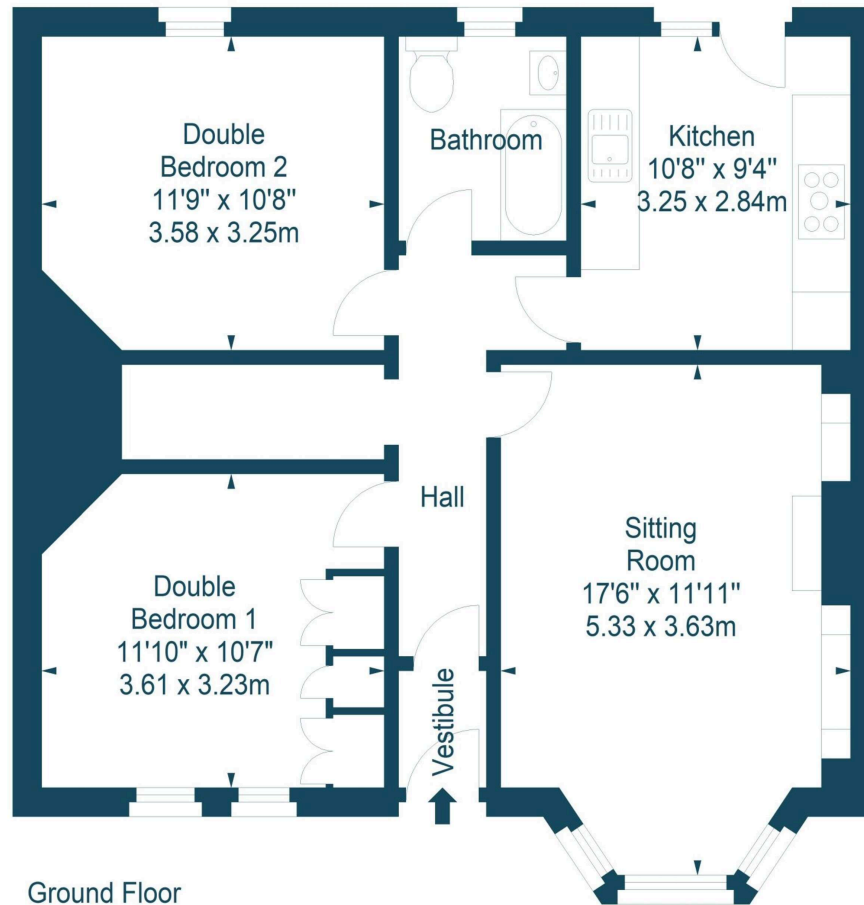
HOME REPORT VALUATION: £400,000



South Laverockbank Avenue, EH5 3DX



Approx. Gross Internal Area
713 Sq Ft - 66.24 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.