

COULTERS[©]

10 WARDIE AVENUE

TRINITY, EDINBURGH, EH5 2AB

 5 BED  2 BATH  4 PUBLIC



TAKE A LOOK INSIDE

Set on a peaceful cul-de-sac in desirable Trinity, 10 Wardie Avenue is a rarely available, predominantly stone-built semi-detached villa offering generous proportions, original period charm, and outstanding potential to create a truly exceptional family home.

KEY FEATURES



Substantial, extended semi-detached family home.



Flexible layout with five double bedrooms.



Extensive private gardens to front and rear.



Large private garage and driveway.



Excellent schools nearby.



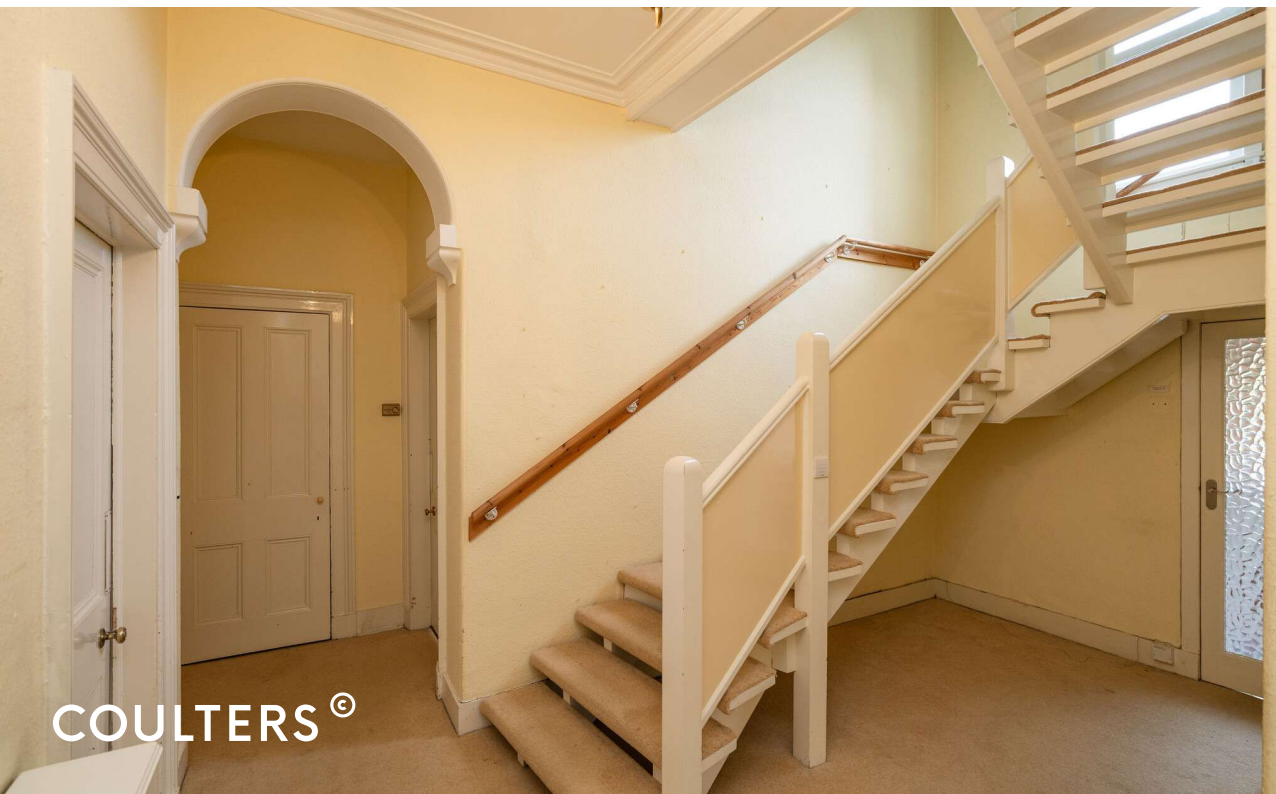
Within walking distance of Inverleith Park.



EPC Rating - D



Council Tax Band - G





Occupying a large, mature plot, the property has been extended to the side and rear and offers approximately 238sqm of versatile accommodation over two floors. High ceilings, cornicing, some fireplaces, and mainly sash-and-case windows remain intact throughout, offering a strong foundation for sympathetic renovation. Although now in need of modernisation, the house presents an exciting opportunity for a buyer to reimagine the interior and tailor it to their own style and specification.





MORE INFORMATION

The ground floor layout flows from an entry way and bright hall, to a trio of well-proportioned reception rooms including a bay-windowed sitting room, family room and flexible dining room. Off the dining room is a quiet nook, perfect for relaxation, with sliding doors that open onto the garden. The kitchen has built-in bench seating and a wide window that frames the garden perfectly. A family bathroom can also be found on this floor.

Upstairs, there are five generously sized double bedrooms including an impressive principal bedroom with ornate cornicing and a large bay window with seating. A further family bathroom and a versatile utility room are also available on this level along with access to the substantial loft which provides excellent storage in addition to the many cupboard spaces throughout the home.

Externally, the property boasts an especially large garage with power and lighting, ideal for cars, a workshop or home gym. The front and rear gardens are well established and offer exceptional privacy and space.

The property is fitted with gas central heating and double glazing.





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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 as are the green open spaces of Inverleith Park and Victoria Park, the cycle path network and Ainslie Park Leisure Centre.

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

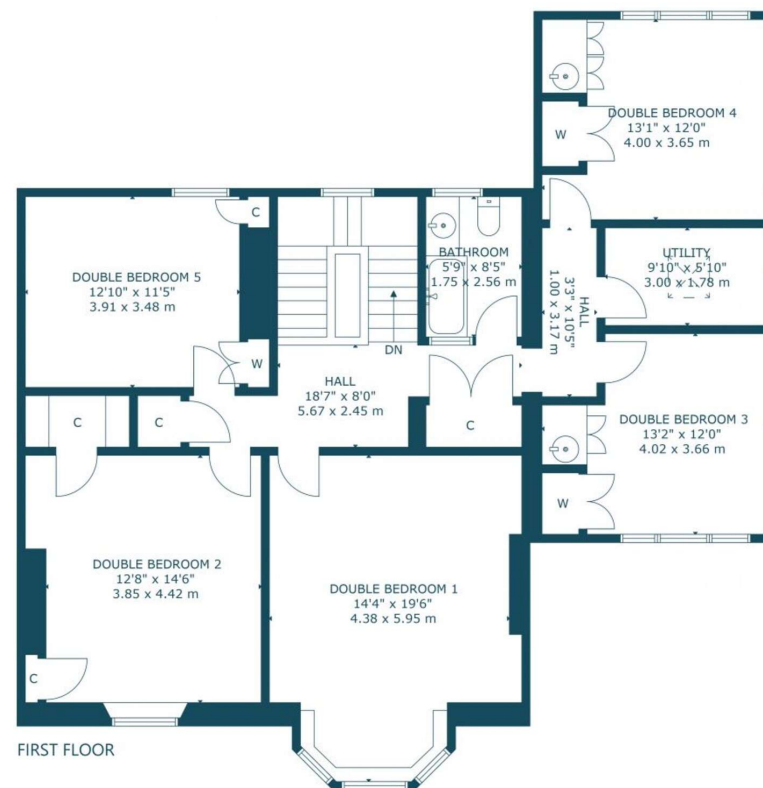
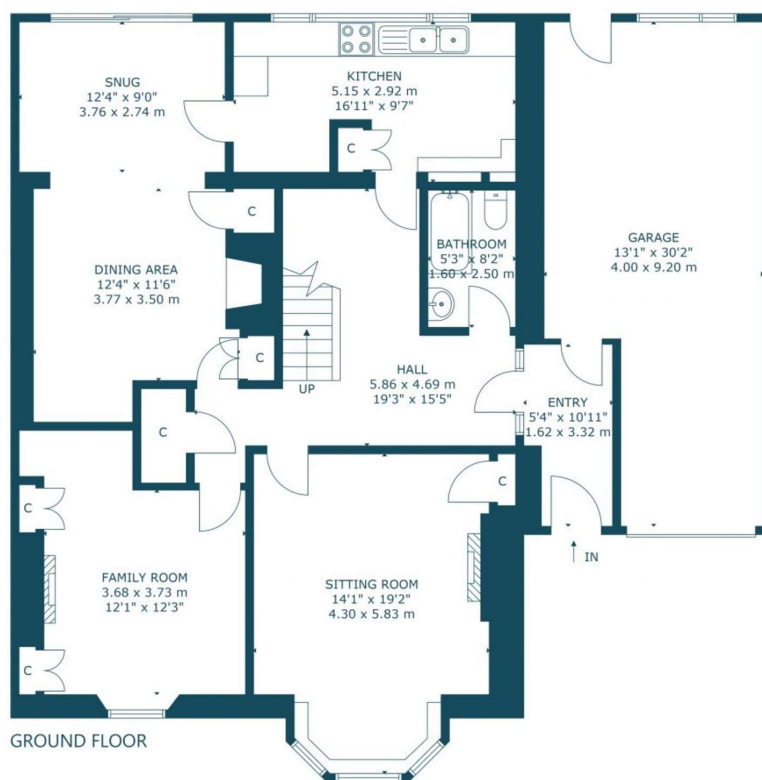
Neighbouring Inverleith is home to a vibrant blend of independent shops and local retailers, while nearby Ocean Terminal offers high street stores, a 24-hour gym, a cinema complex and a choice of restaurants. Newhaven Harbour also has a David Lloyd gym and restaurants.

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 property 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

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.

HOME REPORT VALUATION: £1,100,000



10 WARDIE AVENUE, TRINITY, EDINBURGH, EH5 2AB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,562 SQ FT / 238 SQ M
 GARAGE 345 SQ FT / 32 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.