



Solicitors & Estate Agents



Offers Over

£600,000

11B Wardie Road

Trinity | Edinburgh | EH5 3QE

This substantial detached family home is quietly tucked away on a private road and offers exceptionally flexible accommodation and represents an excellent opportunity for purchasers seeking a spacious property with the potential to create a superb long-term family residence.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Garage
-  Private Gardens
-  EPC Rating – E
-  Council Tax Band - G



Description

The accommodation is centred around a generously proportioned reception and dining room, providing an ideal setting for both everyday family living and entertaining. The adjoining kitchen is well equipped and offers excellent workspace and storage, with scope for redesign or upgrading to suit individual requirements and modern lifestyles. The ground floor further comprises three well-proportioned bedrooms, offering considerable flexibility for family living, guest accommodation or home working. The principal bedroom benefits from en-suite facilities, while a separate shower room serves the remaining bedrooms and visitors alike. A particular feature of the property is the extensive first-floor attic space, where a large studio room offers a wealth of possibilities and could be utilised as a games room, home office, gym, or creative studio. An additional room on this level further enhances the versatility of the layout and could work well as a home office.



The property is presented in neat and well-maintained condition throughout and has clearly been cared for over the years. While some cosmetic upgrading and modernisation may now be desirable, the home offers purchasers an exciting opportunity to personalise the accommodation and add value in line with their own tastes and requirements.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Garage & Driveway

Externally, the property is further enhanced by an integral garage providing excellent storage and secure parking. The property further benefits from a private courtyard style garden.

Viewing

By appointment through Neilsons (0131 625 2222).





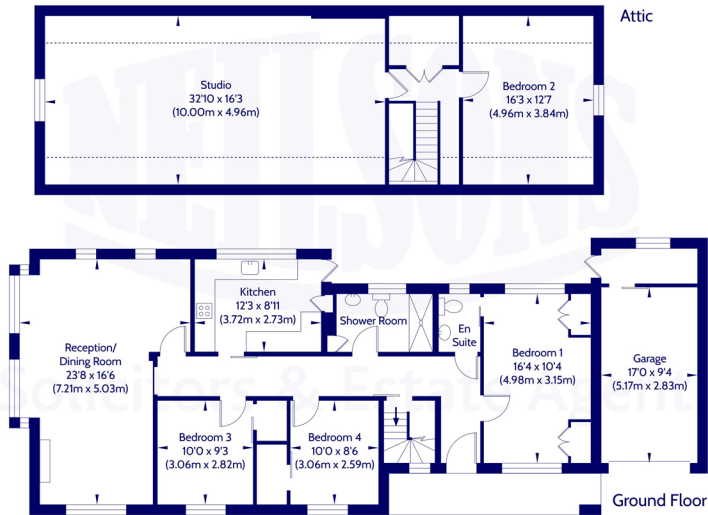
Location

Trinity lies approximately three miles north of the City Centre and boasts charming streets and fantastic nearby green spaces including Victoria Park, the vibrant Starbank Park and the magnificent Royal Botanical Gardens. Coastal walks can be enjoyed along the sea front towards Wardie Beach to the west and Newhaven Harbour to the east. A great assortment of day to-day amenities can be found in the immediate vicinity including a Sainsburys, hairdresser, popular coffee roastery Mr Eion and a variety of cafés, shops, pubs and facilities in neighbouring Goldenacre. There is a good choice of supermarkets within close proximity, including a Tesco and Morrisons superstore. Newhaven is close at hand and has a great selection of brunch spots, pubs, restaurants, a large 24-hour Asda and a David Lloyd's. Ocean Terminal also provides a variety of retail facilities as well as a multiscreen cinema complex and gym. The property is well placed for the commuter with frequent busses to the city on the doorstep and easy access to Edinburgh's fantastic network of cycle/walking paths. Newhaven Tram Station is also within easy reach and provides frequent links to Leith, Murrayfield, Edinburgh Park and Edinburgh Airport





Approx. Gross Internal Floor Area of Ground Floor 105 Sq M / 1135 Sq Ft.
Approx. Gross Internal Floor Area of Attic 56 Sq M / 600 Sq Ft.



Area excludes garage, external store and restricted head height.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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