



Attractive, semi-detached period villa

Expertly extended, flexible layout



An attractive, semi-detached period villa, beautifully situated in this quiet sought after location. It has been well maintained and has bright well-proportioned rooms throughout. It has been expertly and imaginatively extended to create a stunning sitting room at garden level with bi-fold doors providing access to the rear. This room provides a large family area and has room for a dining table too. The generously proportioned, open plan kitchen accessed from the ground floor hall is bright and spacious having two windows to the side and has an adjacent utility cupboard. Also on this floor are three spacious double bedrooms, the principal with bay window currently used as a dining room, and a family bathroom with quality bathroom suite and waterfall shower. Forming part of the extension a bespoke staircase leads to the master suite on the upper floor. It provides a most spacious bedroom with window to the rear and a stylish ensuite shower room. There is an easily maintained garden and Monoblock parking to the front. The secluded rear garden is south facing, providing a lawned area sheltered by hedging affording a high degree of privacy. It is thought that further extensions to the property would be possible, subject to necessary consents. Early viewing is essential to appreciate this family home.

Key Features

- Entrance vestibule and hall
- Sitting room
- Open plan kitchen
- Master bedroom with ensuite shower room
- Four spacious double bedrooms/flexible use
- Family bathroom
- Attic storage with potential to extend further
- Total internal floor space is approx. 110m²
- Gas central heating and double glazing
- Driveway for two cars
- Sheltered south facing garden to rear



Marionville

The property is situated within the popular Marionville district to the east of Edinburgh city centre and is well served by a frequent public transport service. The area has a good choice of leisure and shopping facilities including Meadowbank Sport Stadium and Meadowbank Retail Park, which houses a large Sainsburys supermarket and a good variety of shops. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat are situated nearby together with the delightful Leith Links. More extensive amenities can be found in Edinburgh city centre as well as nearby Easter Road, which boasts a great range of shops and restaurants. Edinburgh city bypass and Waverley train station are within easy reach.



Extras

All fitted floor coverings, curtains, blinds, induction hob, oven, extractor hood, fridge freezer, washing machine and tumble dryer (No warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£430,000

EPC Rating

C

Tenure

Freehold

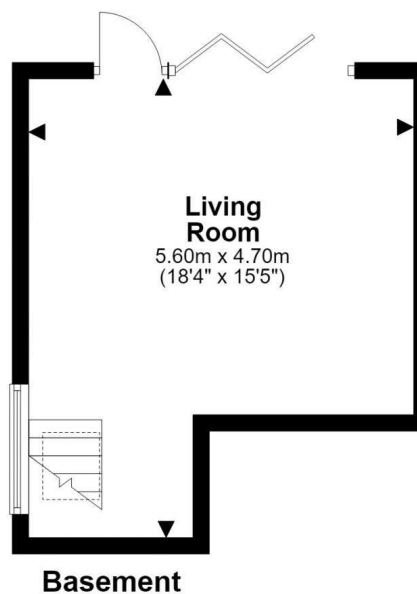
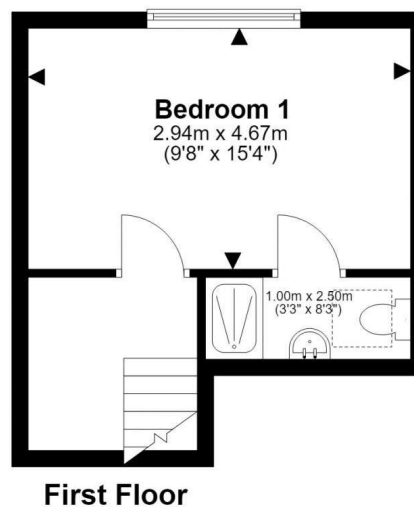
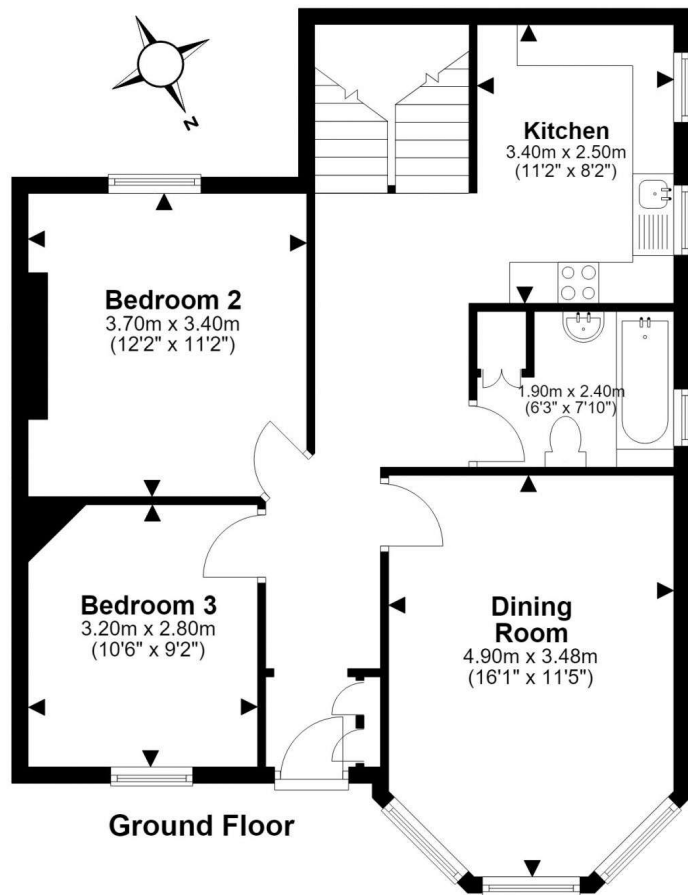












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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