





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



5 Trotter Haugh
Edinburgh, EH9 2GZ

Set in the heart Blackford
Deceptively spacious and flexible accommodation arranged over three floors
Bright living/dining room with attractive fireplace
Private south-facing rear garden, driveway and garage
EPC: C
Council tax band: G

A beautifully presented and deceptively spacious four/five-bedroom terraced house located in the prestigious Grange district, just south of Edinburgh City Centre and within easy reach of an excellent range of local amenities. Arranged over three floors, the property offers generous and flexible accommodation ideally suited to family living or professionals working from home.

The accommodation briefly comprises:

Ground Floor: A welcoming entrance hallway with access to the garage, a bright and generously proportioned living/dining room forming the sociable heart of the home, featuring an attractive fireplace and lovely views towards Blackford Hill, and a fitted kitchen with a range of base and wall-mounted units along with integrated appliances.

Lower Ground Floor: Hallway with a deep storage cupboard, a second reception room with direct access to the rear garden – equally suitable as a spacious fifth bedroom – a well-proportioned single bedroom with built-in wardrobes, and a contemporary wet room fitted with a shower, WC and wash hand basin.

First Floor: Landing with access to the loft, offering potential for conversion subject to the appropriate permissions. The large and naturally bright principal bedroom benefits from built-in wardrobes, a private balcony and an en-suite shower room. There are two further double bedrooms, either of which could also serve as a quiet home office, along with a family bathroom fitted with a three-piece suite including a shower over the bath.

The property further benefits from gas central heating and double glazing throughout, ensuring a comfortable living environment year-round.

Externally, the property enjoys a private lawn to the front, along with a driveway and single garage. To the rear is a fully enclosed, south-facing garden with a beautiful open outlook.

Location:

Lying a short distance south of the City Centre the prestigious Grange district of the City is characterised by wide leafy streets with many attractive stone-built properties of great charm and character and high quality contemporary modern developments. The area is well served by an excellent range of local amenities including shops, restaurants and recreational facilities. The property itself is close to Edinburgh University's King's Buildings campus and within the catchment area of James Gillespie's primary and secondary schools. Marchmont, Bransfield and Morningside offer extensive local shopping with a wide variety of shops and essential services such as a Post Office, Medical Practices and Dentists. In addition, the shopping centre at Cameron Toll is easily accessible. Recreational activities including golf courses and the outdoor spaces of Blackford Hill and Hermitage of Braid are within walking distance. There is good public transport to the city centre, and the City Bypass linking with major road networks is within easy reach.



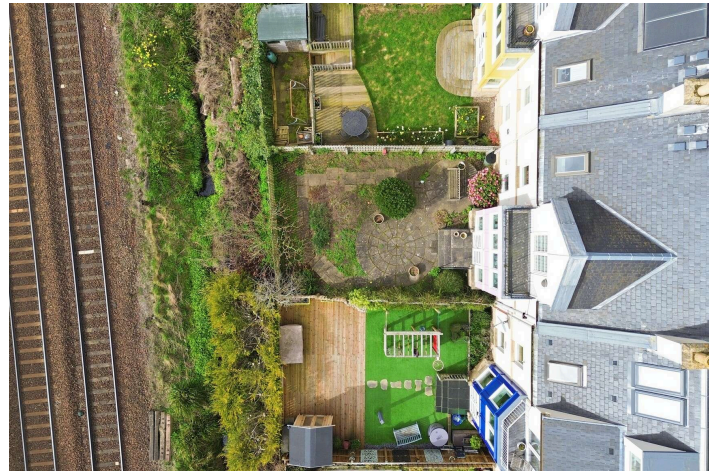
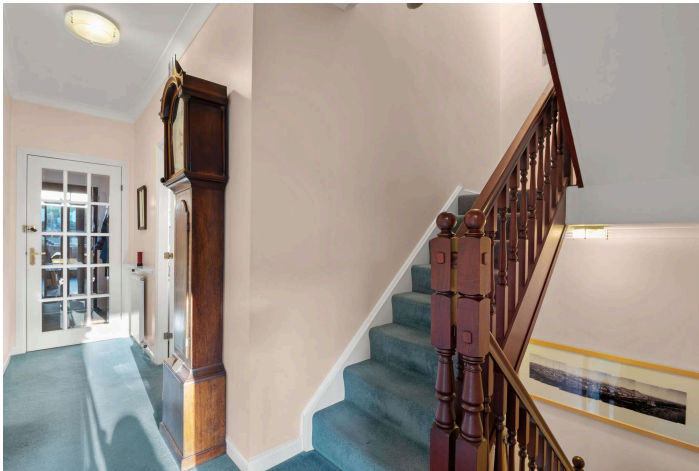


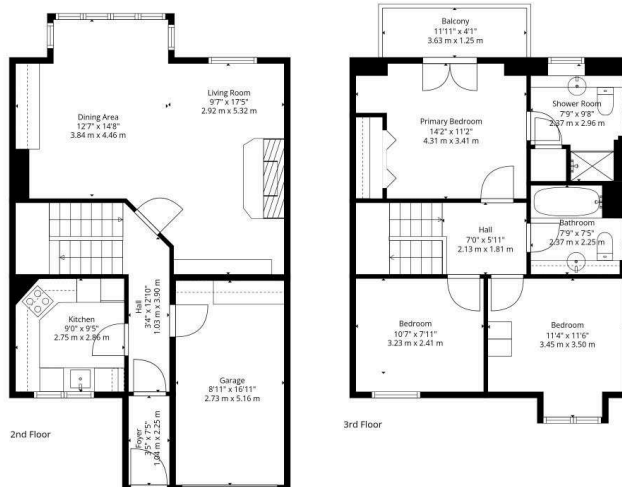












1st Floor

TOTAL: 1560 sq. ft, 145 m2

1st floor: 411 sq. ft, 38 m2, 2nd floor: 573 sq. ft, 53 m2, 3rd floor: 576 sq. ft, 54 m2

EXCLUDED AREAS: GARAGE: 152 sq. ft, 14 m2, BALCONY: 49 sq. ft, 5 m2, LOW CEILING: 38 sq. ft, 3 m2,

WALLS: 166 sq. ft, 16 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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