










Offers Over
£220,000

83 Groathill Road North

Drylaw | Edinburgh | EH4 2SA

A well-proportioned main door lower villa, forming part of a popular and established residential area, with excellent local amenities and connections to Edinburgh city centre.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Driveway
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- C



Description

The property has been freshly painted and carpeted in fresh neutral tones and boasts a substantial private garden, with potential to extend/remodel, subject to obtaining the necessary consents.

The accommodation is well presented throughout and briefly comprises: entrance vestibule leading in to the main hallway, light and spacious west facing reception room with twin windows overlooking the front garden, and focal fireplace, kitchen which has been fitted with a variety of white base and wall units, complete with herringbone style flooring, splash tiling and two substantial built-in storage cupboards, generously sized principal bedroom, two further good sized double bedrooms quietly located to the rear overlooking the back garden, and family bathroom with three piece white suite, tiling to floor/walls, and over-bath mains shower.



This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

All floor coverings, fixed shelving and light fittings will be included.

Gardens and Parking

To the front of the house a driveway provides convenient off-street parking, with unrestricted on-street parking also available. The drive is bordered by a neat lawned garden, with planted beds and mature hedgerow which enjoys a bright westerly aspect. To the rear is a generous private garden, which has a lovely peaceful feel and comprises areas of lawn, decking, a paved seating space and a summer house which will be included.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

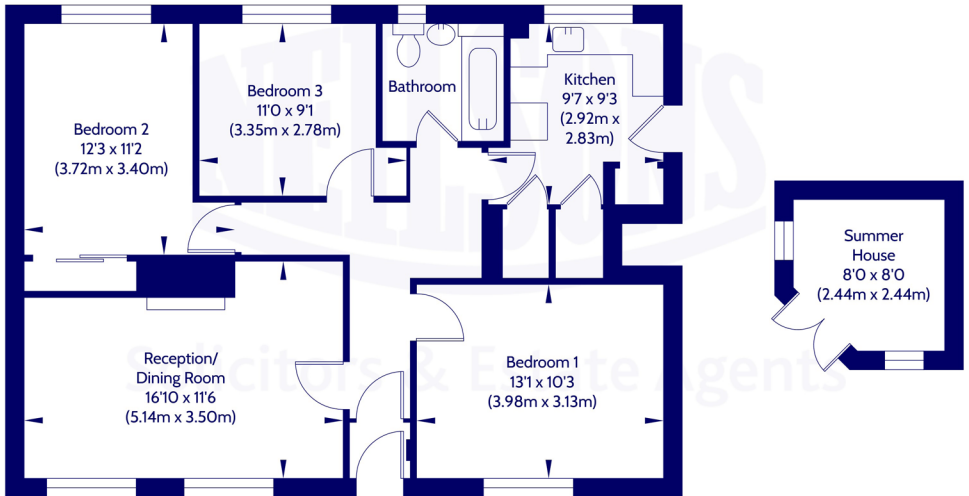
The property is located in the popular residential area of Drylaw. It is within convenient reach of Craighleith Retail Park which hosts many High Street retailer outlets including Sainsbury's, Boots, Marks & Spencer's and a variety of places to eat. There are two Morrisons supermarkets nearby, on Ferry Road and at Granton. The area is well-served by educational establishments and there are many frequent bus services to the City Centre and surrounding areas. The property is near to Ainslie Park Leisure Centre which has swimming and sporting facilities; and is also within easy reach of Inverleith Park, The Royal Botanic Gardens and coastal walks from Silverknowes and Cramond.





Approx. Gross Internal Floor Area 74 Sq M / 799 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
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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