



RALPH SAYER
SOLICITORS & ESTATE AGENTS

3 Grierson Avenue

Boswall, Edinburgh EH5 2AP

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'Offers Exceptional Space, Style, and tranquility in popular Boswall'

Characterised by a contemporary semi-open-plan layout, stylish interiors and great outdoor space, this traditional semi-detached villa, has been extended to offer an exceptionally spacious and flexible family home over two levels. Plus a beautifully designed annexe, currently used as a successful holiday let would also make an ideal 'granny' annexe or guest accommodation.

Set back behind a neat front garden and generous driveway, the front door opens into a practical central hall, with handy downstairs WC. Moving through to the rear you pass through a great family room, into the impressive south-facing kitchen and dining room, which bears all the hallmarks of a busy family hub, with a wealth of space for cooking, dining and socialising. Lined with an array of painted 'shaker' cabinets framed by acrylic worktops, the sleek kitchen features a range cooker with a handy utility adjacent which houses all your white goods and additional storage. In the centre is a large island offering convivial bar seating with lovely views of the rear garden, while magnificent sliding glazed doors provide direct access onto the rear garden. Completing the ground floor, is a bay windowed sitting room, currently used as a bedroom/home office. Upstairs you find four double bedrooms, including a master bedroom with stunning four-piece en-suite bathroom. This en-suite boasts a large shower enclosure, finished with deep blue tiles and a luxurious freestanding bath, a perfect oasis to retreat to. A stylish shower room, completes this level.

The ground floor annexe is beautifully presented, with separate access from the rear garden and boasts an open-plan living, dining and kitchen space, with a bay windowed bedroom and luxury shower room.

Home Report Value - £650,000





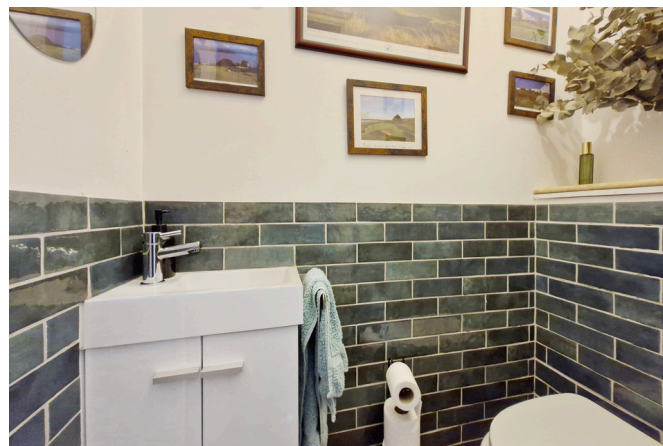
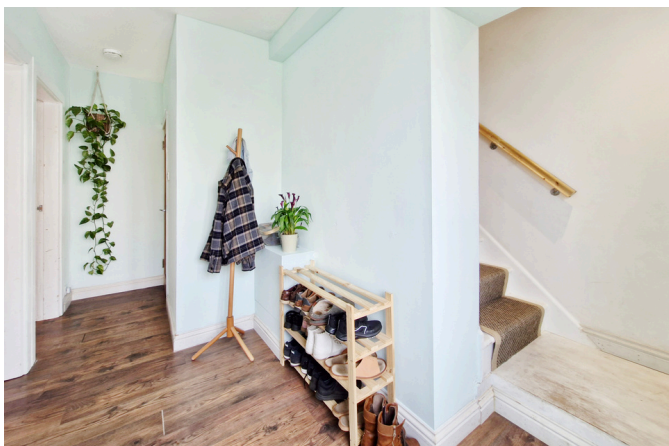
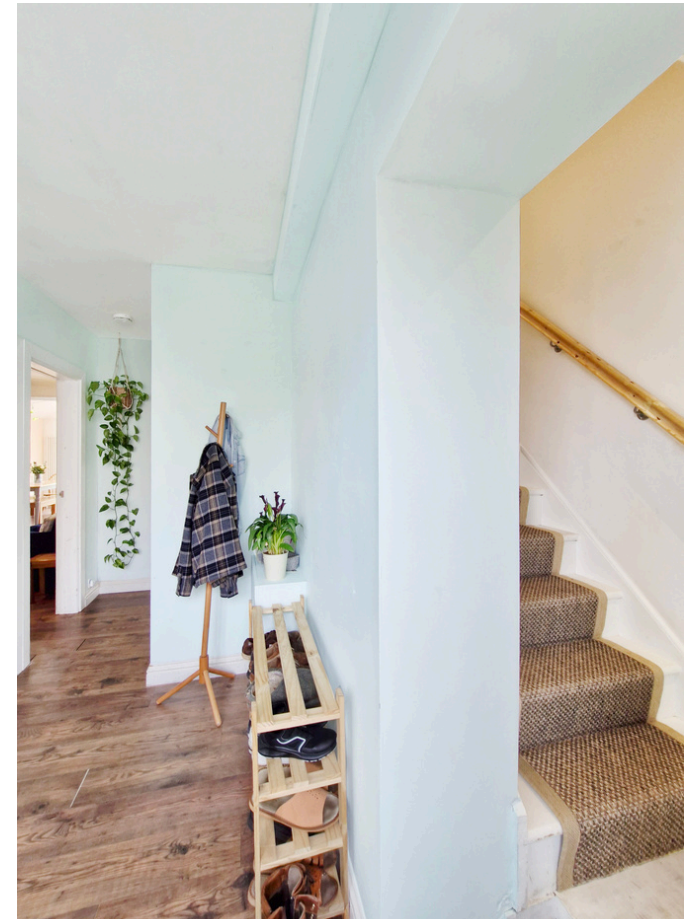


Stunning
Family Home, with
'granny' annexe, in
tranquil cul-de-sac





SITTING ROOM/BEDROOM





MASTER BEDROOM & EN-SUITE



Property Summary

- Semi-detached family villa
- Family Room/Lounge
- Impressive kitchen & dining room
- Utility room
- Downstairs WC
- Sitting Room or fifth bedroom
- Master Bedroom with stunning four-piece en-suite bathroom
- Three further double bedrooms
- Stylish shower room
- Gas central heating & double glazing
- Single detached garage
- Neat front garden with generous driveway
- Enclosed rear garden, mainly laid to lawn
- Additional one bedroom annexe, with open-plan living/dining/kitchen
- EPC Rating - C | Council Tax Band - E

Extras: all fitted floor coverings, light fittings, blinds, and range cooker, included in the sale.



“THE ANNEXE”



Boswall

Boswall is an established residential area north-west of the city centre and neighbouring desirable Trinity and Fettes. It offers an array of housing and due to its proximity to the city centre (4.5 miles) and easy access to the A90, is an ideal choice for professionals and families. There are excellent local amenities, a Morrisons store on Ferry Road with more extensive shopping found at nearby Craighleith Retail Park. Granton harbour is close by, housing two yacht clubs, the Royal Forth and the Forth Corinthian.

There are a number of local parks in the area, including Inverleith and the promenade at nearby Silverknowes offers fabulous walks along the Firth of Forth to Cramond Village. Also in the area is Ainslie Park Leisure Centre with a swimming pool and a choice of gyms. Two good golf courses are close by along with access to the vast cycle path network. It has good transport links and an excellent local bus service operates to the City Centre and to the business parks at South Gyle and Royal Bank of Scotland Headquarters.



VIEW OF GRANTON HARBOUR FROM GRANTON ROAD

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dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

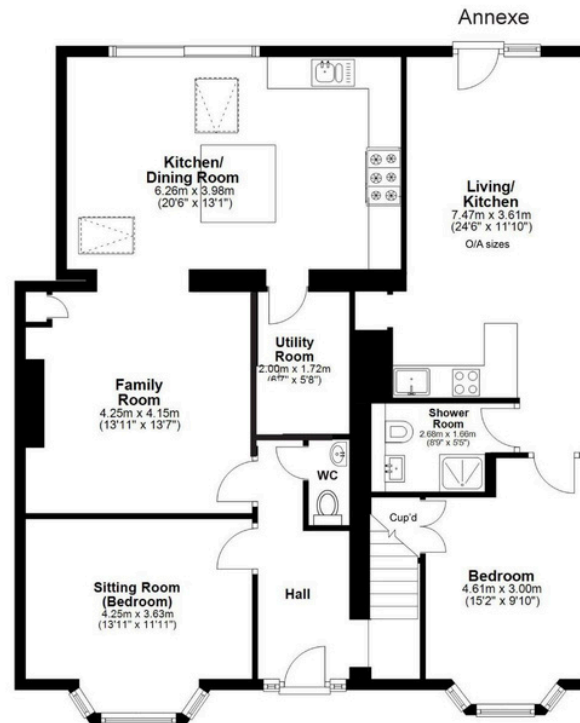


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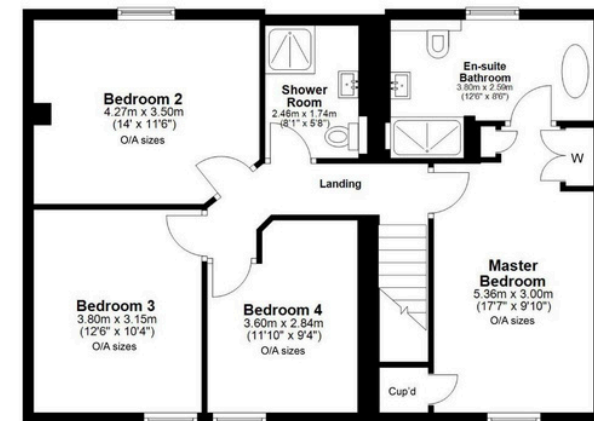
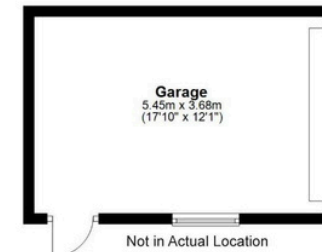
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx.
194.8 sq.metres (2097.2 sq. feet)
(Including Annexe. Excluding Garage)



Ground Floor
Approx. 119.5 sq. metres (1286.5 sq. feet)



First Floor
Approx. 75.3 sq. metres (810.7 sq. feet)