










Offers Over
£190,000

33 Groathill Road North

Drylaw | Edinburgh | EH4 2RR

A fantastic opportunity has arisen to purchase this impressive, truly stunning main door lower villa situated within the popular Drylaw area, close to excellent amenities and commuting links. Offering flexible and well-proportioned accommodation, the property represents a great opportunity for first time buyers, professionals, young families and those looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation which has been upgraded to a very high standard by the present owner, in brief comprises; welcoming entrance vestibule leading to hallway with storage cupboard, light and airy south-facing reception room with electric fireplace, stylish modern fitted kitchen with pantry and side door accessing rear garden, well proportioned principal bedroom with fitted wardrobes, good sized second double bedroom with fitted wardrobes and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

Gardens & Parking

A real feature of this property is the superb, beautifully maintained gardens to the front and rear. The landscaped front garden is easily maintained with areas of decking and patio and the rear garden is mainly laid to lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. For the car user there is ample on-street parking to the front and surrounding area.

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 Craigleith Retail Park which hosts many High Street retailer outlets including Sainsbury's, Boots, Homebase and Marks & Spencer's. 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.

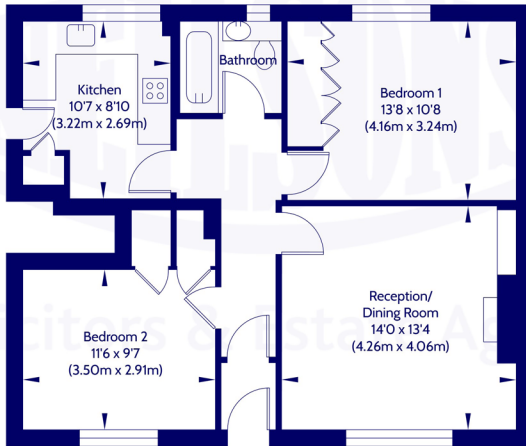
The property is close to Ainslie Park Leisure Centre which has swimming and sporting facilities; and is also close to Inverleith Park, The Royal Botanic Gardens and coastal walks from Silverknowes and Cramond.





Approx. Gross Internal Floor Area 64 Sq M / 686 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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