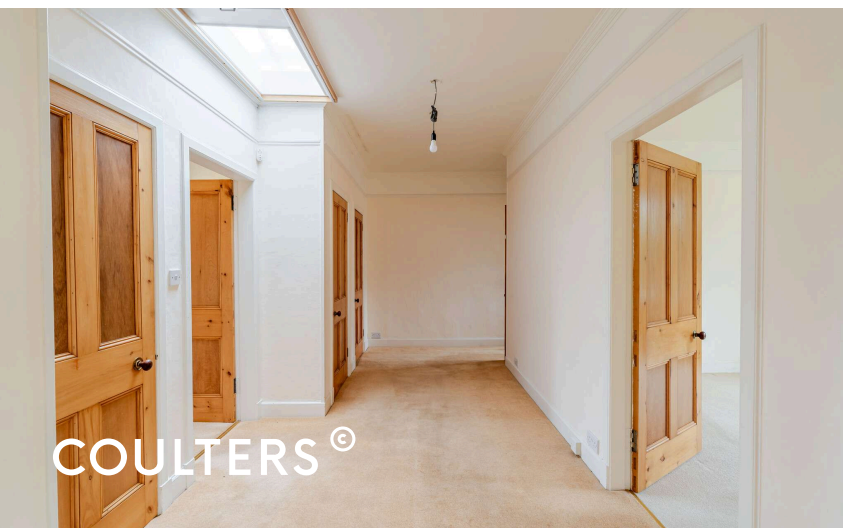


COULTERS<sup>©</sup>

# 93 NETHERBY ROAD

TRINITY, EDINBURGH, EH5 3LR

 3 BED  1 BATH  1 PUBLIC



COULTERS ©

## TAKE A LOOK INSIDE

Situated on a highly regarded residential street in the heart of Trinity, this charming semi-detached bungalow offers spacious and flexible accommodation arranged entirely on one level, making it well suited to a wide range of buyers. Retaining a wealth of character and period charm, including beautiful stained glass windows, the property presents an exciting opportunity for a purchaser to create a superb long-term home in one of Edinburgh's most sought-after neighbourhoods. Further enhancing its appeal is the substantial attic space, which offers excellent potential for conversion, subject to the necessary consents.

A welcoming vestibule opens into an impressive central hall, flooded with natural light from a large rooflight and providing excellent storage through a number of built-in cupboards. To the rear, the substantial sitting room enjoys a peaceful outlook across the beautiful garden. The adjoining kitchen/dining room is well-proportioned and benefits from direct access to the garden, creating an excellent space for everyday living and entertaining.

There are three bedrooms in total, each enjoying original character features including decorative stained glass detailing. The two largest bedrooms are both particularly spacious double rooms. A contemporary shower room completes the internal accommodation.

## KEY FEATURES



Charming semi-detached home with three bedrooms.



Offering excellent scope for improvements.



Delightful private gardens to front and rear.



Private driveway & unrestricted on-street parking.



Ten minute walk to Wardie Bay.



Walking distance from highly regarded local schools.



EPC Rating - D



Council Tax Band - F



One of the property's most appealing features is the magnificent rear garden. Mature, beautifully stocked and exceptionally private, it backs directly onto Wardie Recreation Ground, creating a wonderfully peaceful setting. To the front, a driveway provides convenient off-street parking, while unrestricted on-street parking is also readily available.

The property is fitted with gas central heating.

## EXTRAS

All curtains, blinds, light fittings, fitted flooring, white goods, AGA and outdoor stores are included in the sale price.





## THE LOCAL AREA

Situated in the highly desirable Trinity area, Netherby Road enjoys a peaceful residential setting while remaining exceptionally well connected to the city centre and beyond. Renowned for its attractive tree-lined streets, excellent amenities and strong sense of community, Trinity continues to be one of Edinburgh's most sought-after neighbourhoods for families, professionals and downsizers alike.

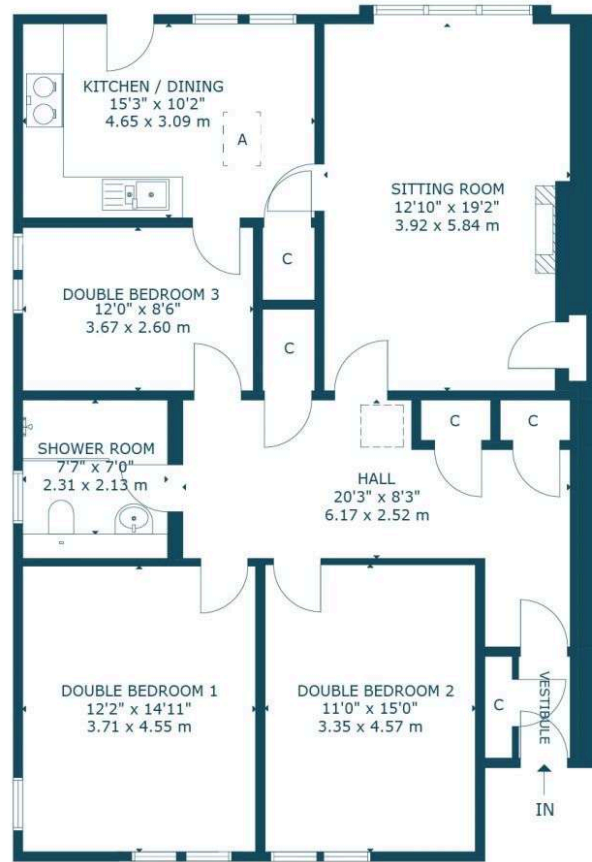
The area is particularly appealing to those who enjoy the outdoors, with scenic coastal walks available at nearby Wardie Bay and along the Firth of Forth shoreline. Victoria Park, Inverleith Park and the Royal Botanic Garden Edinburgh are all within easy reach, while an extensive network of cycle paths provides convenient routes throughout the city and beyond. Everyday amenities can be found close by at Goldenacre and on Ferry Road, where there is a selection of independent shops, cafés, restaurants and supermarkets.



Excellent public transport links serve the area, with regular bus services providing quick access to Edinburgh city centre, while the Newhaven tram stop offer direct connections to Edinburgh Airport, Haymarket and the city centre.

The property lies within the catchment area for highly regarded local schools including Wardie Primary School, Holy Cross RC Primary School and Trinity Academy. A number of Edinburgh's leading independent schools, including The Edinburgh Academy, Fettes College, Erskine Stewart's Melville Schools and St George's School for Girls, are also within easy reach.

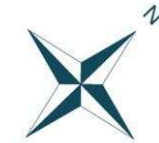




GROUND FLOOR



ATTIC



93 NETHERBY ROAD, EDINBURGH, EH5 3LR  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1076 SQ FT / 100 SQ M  
 ATTIC 733 SQ FT / 68 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
 Copyright © Nest Marketing  
 www.nest-marketing.co.uk

## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.