



Trinity

14 Stanley Road
EH6 4SG



Lower Flat

OFFERS OVER £435,000

- Entrance vestibule
- L-shaped hallway with built in storage
- Living room with bay window
- Dining room
- Kitchen
- 3 bedrooms
- Family bathroom

- Gas central heating
- Double glazing
- Private front and rear garden
- Spacious easy to maintain rear garden
- Excellent transport links
- On street parking



Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321



Viewing is highly recommended of this spacious 3 bedroomed lower villa which is located in the popular Trinity district. The Trinity area lies to the North of the City Centre and has a range of local amenities and excellent public transport links to the City Centre and further afield. Nearby the Royal Botanic Gardens and Inverleith Park offer beautiful scenery with the development offering direct access to the North Edinburgh Cycle Route. The route offers easy access to the surrounding areas including, Newhaven, Stockbridge, and Leith.

The property opens via a private main door to an entrance vestibule with an ornately tiled floor and leading to the hallway. The L-shaped hallway has 3 handy built-in cupboards and gives access to the rest of the accommodation. The front facing living room features a bay window, wood panelled walls, ornate cornice and a gas-powered fireplace within a wooden surround. To the rear is a dining room with the kitchen off. The kitchen has base and wall units, integrated double oven, electric hob, dishwasher, washing machine, freestanding fridge freezer, a large pantry cupboard and gives direct access to the rear garden. To the rear of the flat is a double bedroom with large, fitted wardrobes. Another bedroom is situated to the rear with a deep built in storage cupboard. The third bedroom can be found to the front of the flat.

Completing the accommodation is a side facing family bathroom which is fully tiled and features a bath with overhead electric powered shower unit, WC, and a wash hand basin.

The property also benefits from a well-cared for front garden, as well as a substantial easy to maintain rear garden with artificial lawn, shrub borders and a patio area ideal for al fresco dining.

Additional benefits include, gas central heating, double glazing and unrestricted on street parking in the surrounding area.

EXTRAS

To be sold as seen. The piano and bureau can also be included if wanted. No warranties to be given

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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