










Offers Over

£410,000

5 Grierson Gardens

Trinity | Edinburgh | EH5 2AS

An immaculately presented semi detached villa, located on a peaceful rarely available residential street, within the catchment for both Wardie Primary and Trinity Academy and close to beautiful green spaces and an excellent choice of convenient amenities.

-  3 bedrooms
-  3 public rooms
-  1 bathroom
-  Driveway and large single garage
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band - E



Description

A much-loved family home for many years the property has recently been repainted, rewired in 2025 and fitted with an updated boiler, yet still has superb potential to upgrade and modernise to suite individual taste. Boasting extensive mature gardens and a flexible living space, the property is sure to appeal to families and professional couples looking to future proof.

The ground floor accommodation is accessed via an entrance vestibule and main hallway with a stair leading to the upper level, a convenient downstairs WC and built-in storage cupboard. To the front you have a versatile bay fronted reception room which would also work well as an additional bedroom or family room if required. A generously sized dining room/additional living space with attractive focal fireplace, coving and picture rail and sliding doors leading directly out to a good-sized conservatory which has been fitted with heating and would make an excellent entertaining space. The downstairs space concludes with a spacious well-equipped kitchen, which has been fitted with a variety of base and wall units, with wipe-clean worktops, clothes pulley and a side door leading out to the garden.

On the upper level there is a spacious principal bedroom with fitted wardrobes, two further double bedroom and a tiled shower room with two-piece suite and mains shower enclosure.

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

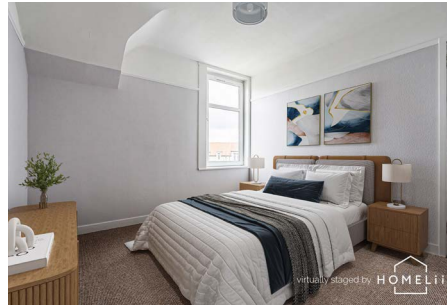
All fixtures, floor coverings, white goods, integrated appliances, blinds and curtain poles will be included.

Gardens and Parking

The front driveway is partially obscured by a neat mature hedgerow, and provides excellent off street parking. A large single garage offers excellent over-spill storage with space for a modern car where secure parking is required and has been fitted with a new consumer unit, to allow for easy installation of an EV charger. To the rear is a verdant beautifully maintained private garden, comprising areas of lawn, climbing plants, well stocked planted beds and a space previously used as a vegetable patch. The various sheds will be included in the sale.

Viewing

By appointment through Neilsons (0131 625 2222).





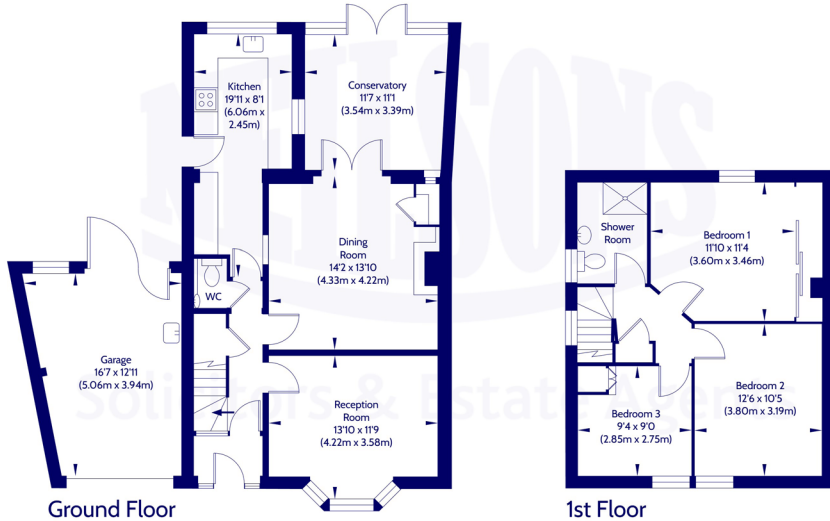
Location

Trinity lies approximately three miles north of the City Centre and boasts charming streets and fantastic nearby green spaces including Victoria Park, the vibrant Starbank Park and the magnificent Royal Botanical Gardens. Coastal walks can be enjoyed along the sea front towards Wardie Beach to the west and Newhaven Harbour to the east. A great assortment of day to-day amenities can be found in the immediate vicinity including a Sainsburys, hairdresser, popular coffee roastery Mr Eion and a variety of cafés, shops, pubs and facilities in neighbouring Goldenacre. There is a good choice of supermarkets within close proximity, including a Tesco and Morrisons superstore. Newhaven is close at hand and has a great selection of brunch spots, pubs, restaurants, a large 24-hour Asda and a David Lloyd's. Ocean Terminal also provides a variety of retail facilities as well as a multiscreen cinema complex and gym. The property is well placed for the commuter with frequent busses to the city on the doorstep and easy access to Edinburgh's fantastic network of cycle/walking paths. Newhaven Tram Station is also within easy reach and provides frequent links to Leith, Murrayfield, Edinburgh Park and Edinburgh Airport.





Approx. Gross Internal Floor Area 116 Sq M / 1245 Sq Ft.



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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