










Offers Over

**£245,000**

## 58 Groathill Road North

Drylaw | Edinburgh | EH4 2SQ

Lovely extended semi-detached villa conveniently located 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 couples and growing families.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - B



## Description

The accommodation opens with a welcoming entrance hallway, featuring a useful understairs cupboard for storage. The lounge/diner is a light and airy space with a pleasant front-facing outlook, enhanced by a decorative fireplace which creates an attractive focal point. The modern kitchen is fitted with a range of integrated white goods, complemented by partial tiling in splash areas and finished with stylish dark matte units. A key feature of the home is the ground floor extension, providing a versatile additional room which can be used as a third double bedroom or an extra living space, depending on individual needs.

Upstairs, the landing provides access to a partially floored attic via a Ramsay ladder. There are two well-proportioned double bedrooms – bedroom one enjoys a large front-facing aspect and includes a cupboard housing the boiler, while bedroom two benefits from a rear aspect. Both rooms offer ample space for freestanding furniture and flexible layouts. The bathroom is fully tiled, featuring tiled flooring, a shower over bath, and a heated towel rail.

Further benefits include gas central heating and double glazing.



## Gardens & Parking

Externally, the property benefits from a private front garden laid to lawn, along with a monoblock driveway providing off-street parking for one car. Side access leads to a lovely west-facing rear garden, which includes a slabbed patio, lawn, and chipped stone borders. A shed with power, outdoor sockets, and an additional storage shed enhance the outdoor space.



## Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.



## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

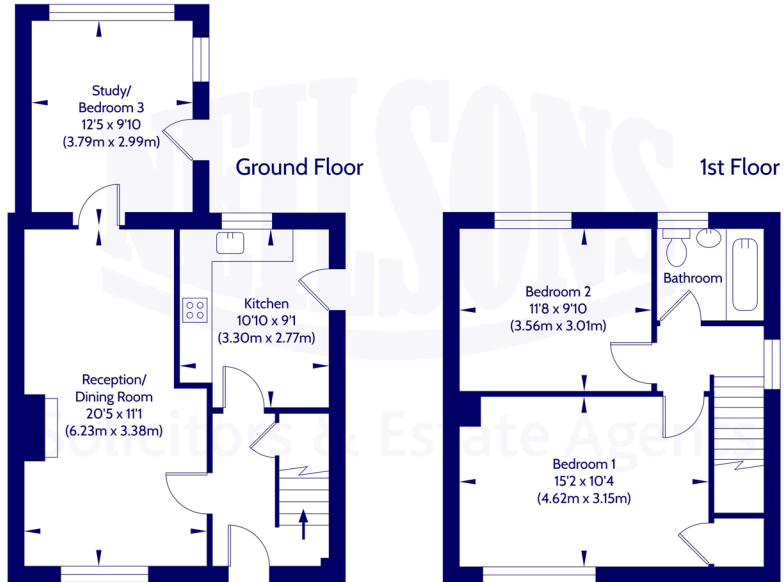
The property is located in the popular residential area of Drylaw. It is within convenient reach of Craighleith Retail Park which hosts many High Street retailer outlets including Sainsbury's, Boots, Homebase and Marks & Spencer's. There are two Morrisons supermarkets nearby, on Ferry Road and at Granton. 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 82 Sq M / 883 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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- [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.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

