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37 Wardie Crescent
Edinburgh, EH5 1AF

Beautifully finished, three bedroom, semi-detached villa
Substantial accommodation, perfect for families and entertaining
Beautifully landscaped gardens
Private driveway and garage
Gas heating and double glazing throughout
EPC: D
Council tax band: E

37 Wardie Crescent is a delightful and beautifully presented three bedroom, semi-detached villa, quietly situated in the much sought after area of Trinity.

This charming family home affords spacious and well-proportioned accommodation, in walk-in condition throughout, comprising of: bright reception hallway, family living room/dining room with decorative, traditional fireplace at the centre and French doors leading to the patio and rear garden.

The property has been tastefully extended and modernised throughout. Stand-out features, such as the engineered timber flooring, neutral bright décor and modern fixtures, all add to the charm. At the heart of the home is a large dining kitchen, with fitted base and wall-mounted units, offering ample storage and worktop space, incorporating a gas hob and oven. A large storage cupboard, accessed from the foyer and a convenient WC, complete the ground floor accommodation.

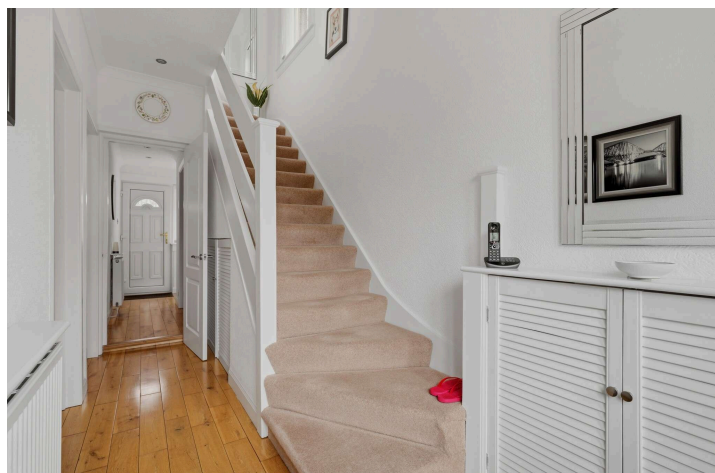
Upstairs, three well-appointed bedrooms are arranged around a carpeted, central landing, including the generous primary bedroom, benefiting from large fitted wardrobes and lovely views out to the garden and two additional bedrooms, one currently used as a home gym, both north facing, with storage. The bedrooms are served by a contemporary family bathroom, with three-piece white suite, including a shower over bath, complimented by tasteful tiling and a heated towel rail.

Externally, the enclosed south-facing, rear garden offers a peaceful and private outdoor retreat, ideal for relaxation, entertaining, or family use. The garden has been thoughtfully landscaped, featuring a well-manicured lawn and a variety of flowers and plants, all of which add colour, structure and year-round interest. The garden also boasts a good-sized private shed to the rear. While, to the front, neatly maintained paving enhances the home's kerb appeal. The private driveway and garage providing ample parking and storage.

Properties such as this offer great potential for further development being set on a large plot.

Location:

The popular area of Trinity lies approximately two miles north-west of the City Centre and is close to the historic Newhaven harbour. The area is renowned for its wide range of excellent local amenities, which include various cafés, restaurants and bars, all within easy reach. This high amenity locale, with its lovely leafy streets and beautiful parks, afford a good number of recreational pursuits, such as tennis and a local bowling club. Sainsbury's and a 24 hour Asda supermarket provide ample choice for shopping nearby, while Ocean Terminal with its excellent Vue Cinema and larger retail outlets, including Marks and Spencer Food. The Royal Botanic Gardens are within easy walking distance at nearby Inverleith and there is a regular public transport service which operates to and from the city centre and out to surrounding areas. The Edinburgh cycle path network is also easily accessed close- by. The area is also within the local catchment for a wide range of schools, including Victoria Primary and Trinity Academy.





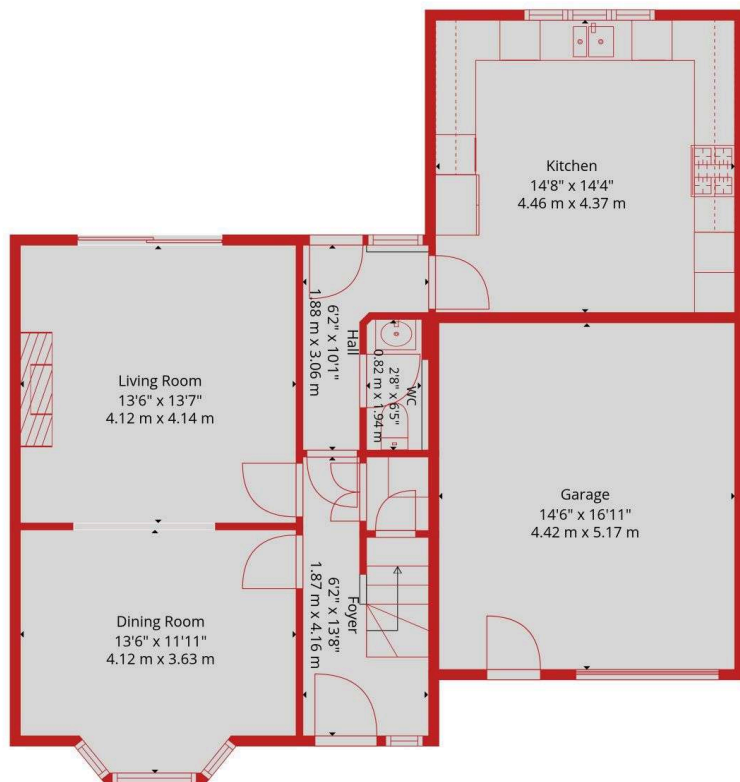




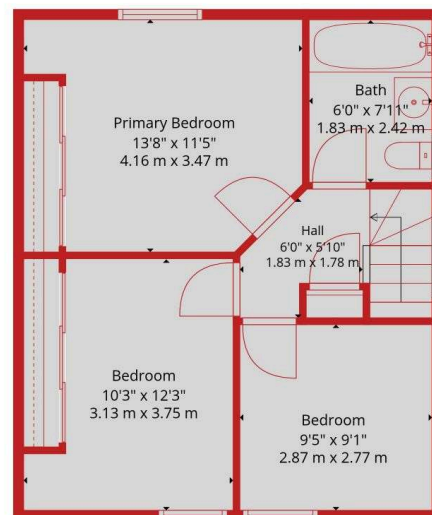








Ground Floor



First Floor



Total: 1184 sq. Ft, 110 m2

Ground Floor : 703 sq. Ft, 65 M2, First Floor : 481 sq. Ft, 45 m2
Excluded Areas: Garage: 246 sq. Ft, 23 M2, Walls: 113 sq. Ft, 10 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
www.satsolicitors.co.uk



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