



Attractive, and scope to extend

Three-bedroom, semi-detached home



Situated in the highly desirable Trinity area, just a short distance from the picturesque Newhaven Harbour, this attractive three-bedroom semi-detached home offers a fantastic opportunity for buyers seeking a property with character, generous outdoor space, and excellent potential to modernise and extend (subject to the necessary consents). The accommodation begins with a welcoming entrance hallway featuring useful storage. To the front of the property, the bright and spacious lounge is enhanced by a charming bay window and a gas flame fire, creating a warm and inviting living space. The separate dining/family room enjoys lovely views over the rear garden and features an open fire, making it ideal for families. The kitchen is fitted with a range of wall and base units, incorporates appliances, and provides direct access to the rear garden. Upstairs, there are two well-proportioned double bedrooms, both benefiting from built-in storage, together with a single bedroom that would also make an excellent home office or nursery. A family bathroom completes the first-floor accommodation. A particular feature of the property is the substantial loft space, accessed via a Ramsay ladder. The loft is fully floored, lined and benefits from a Velux window, providing excellent additional storage and offering further potential, subject to the appropriate permissions. Externally, the property enjoys gardens to both the front and rear. The front garden is complemented by a driveway and garage, providing off-street parking and storage. To the rear, the enclosed garden offers a wonderful outdoor retreat with a lawn, patio area, attractive pond with waterfall feature, and a garden shed. An outhouse houses the washing machine and boiler, while the garden's sunny aspect creates a delightful sun trap for relaxing and entertaining. This property presents an exciting opportunity to create a superb family home in a prime residential location.

Key Features

- Entrance hallway with storage
- Lounge
- Dining/family room
- Kitchen
- Three bedrooms
- Bathroom
- Loft with Ramsay ladder
- Gas central heating and double glazing
- Garden and outhouse
- Garage and driveway



Trinity

The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including local shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible by bus and tram and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is Ocean Terminal retail and leisure complex which provides a multi-screen cinema. There is a 24-hour Asda supermarket located within neighbouring Newhaven district and there is a Sainsburys local located on Craighall Road. Schooling is well represented from nursery to senior level. For the commuter there is an efficient bus and tram network which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.



Extras

All fitted floor coverings, blinds, light fittings, cooker, fridge, washing machine and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£475,000

EPC Rating

D

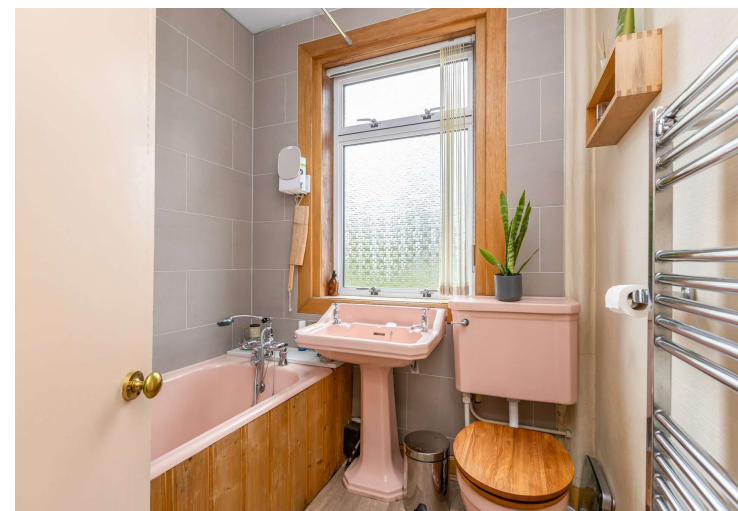
Tenure

Freehold



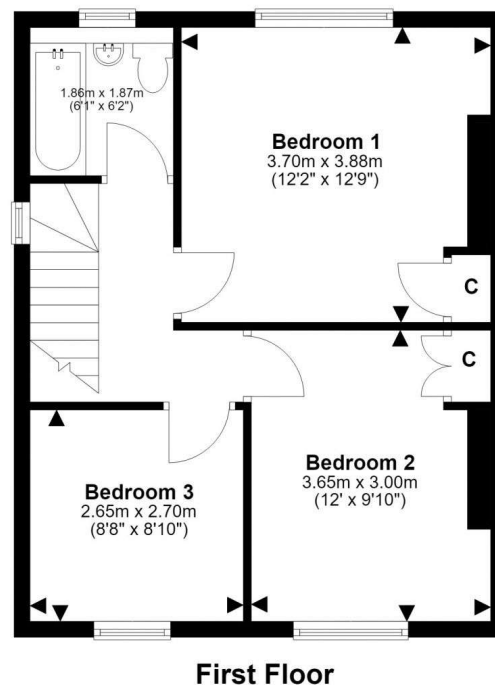
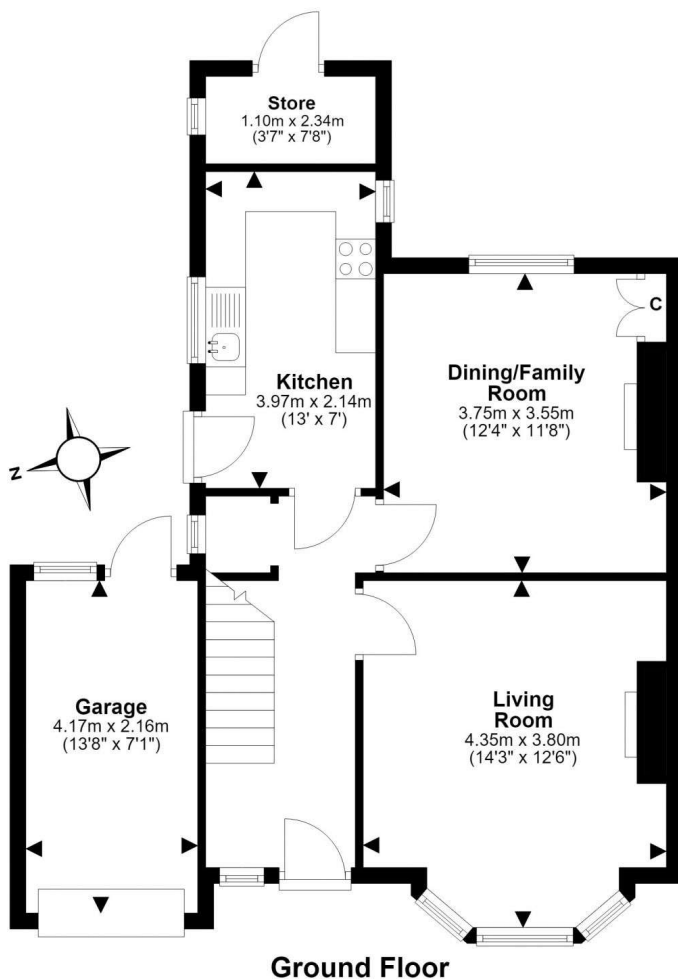


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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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