

COULTERS[®]

40 GRANBY ROAD

NEWINGTON, EDINBURGH, EH16 5NL

 6 BED  3 BATH  4 PUBLIC



TAKE A LOOK INSIDE

Occupying approximately 3000 sqft, 40 Granby Road is a fantastic, beautifully presented six bedroom Victorian end-terraced house, offering wonderful, expansive views of the city skyline and bursting with fine period features. Superbly positioned with wrap around private gardens and well-proportioned accommodation over three floors, the home has been lovingly upgraded by the current owners, creating warm and welcoming spaces.

Flooded with natural light from the south facing bay window, the impressive sitting room is a comfortable retreat. A delightful fireplace creates a charming focal point in the room, whilst overhead beautiful cornice work adds character.

KEY FEATURES



Impressive, well presented end terraced Victorian house spanning three floors.



Six bedrooms including one with en-suite shower room.



Large private gardens to the front, side and rear.



Off-street parking and unrestricted on-street parking.



Located in Edinburgh's sought after area of Newington.



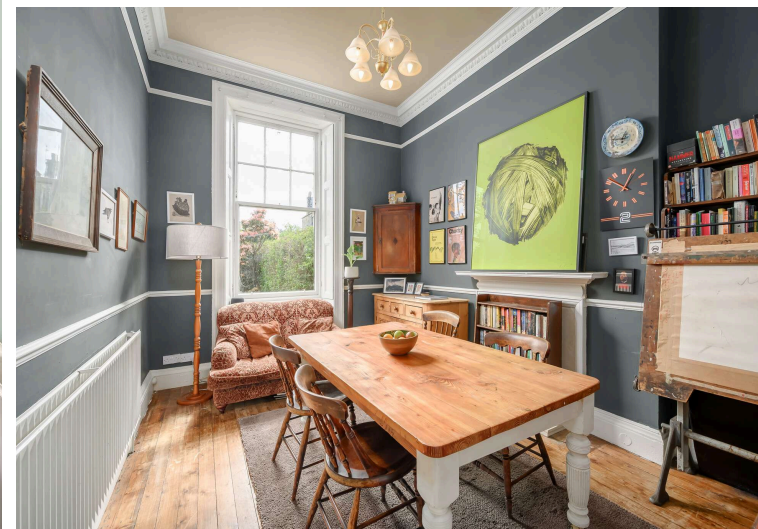
Close to the University of Edinburgh's King's Buildings and Cameron Toll shopping centre.



EPC Rating - D



Council Tax Band - G



The stylish fitted kitchen / dining room is the heart of the home, with a series of wall and base mounted cabinetry which incorporates an induction hob, double oven, extractor hood, fridge/freezer and dishwasher. There is ample space for a dining table and chairs. A practical utility room is located off the kitchen, with a washing machine and separate WC, in addition to direct access to the gardens. From the kitchen, there is also access up to the 6th bedroom (formerly maid's bedroom) which has a lovely outlook towards Arthurs Seat.

A spacious dining room, snug and bathroom (fitted with a bath and shower over, WC and wash hand basin) are also located on the ground floor.





MORE INFORMATION

The hall, with its wide, sweeping stair leads to the first floor, filled with natural light from above. A large principal bedroom spans the width of the house, with ornate, decorative cornice overhead and an outlook to the front of the property from the large bay window. Two further double bedrooms are also located here, in addition to a shower room (with shower cubicle, WC and wash hand basin).

From the second floor bedroom there are fantastic, wide, uninterrupted views of the city skyline encompassing much loved landmarks such as Edinburgh Castle, Arthurs Seat, Holyrood Park and beyond. A sleek, contemporary en-suite shower room (with large shower enclosure, WC and wash hand basin) is situated here. Another spacious double bedroom is also found here, with views to the front of the property.

Heating and hot water are provided by gas central heating.

The private gardens wrap around the house to the front side and rear. There are large lawn areas and some raised beds, flanked by borders in addition to a spacious stone patio area in which to bask in the sunshine. A large shed is also included in the sale. Gates, accessed on Granby Road, allow for off-street parking if desired on the large lawn, still leaving plenty of space. Unrestricted parking is also available on the street outside.







THE LOCAL AREA

South of the city, the much sought after residential district of Newington is directly bounded by the Grange and only minutes from Blackford Hill, the Hermitage of Braid and several golf courses.

The area is within easy reach of a broad range of eclectic shops, restaurants, coffee shops and Cameron Toll Shopping Centre. It is popular with young professionals working in the city and students as King's Buildings along with other Edinburgh University complexes are close by.

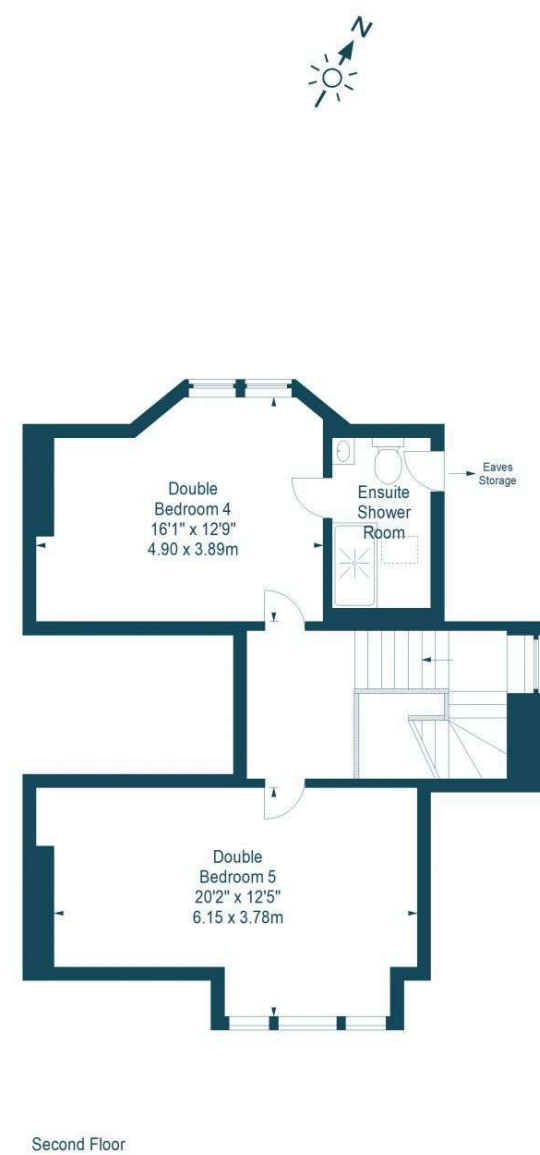
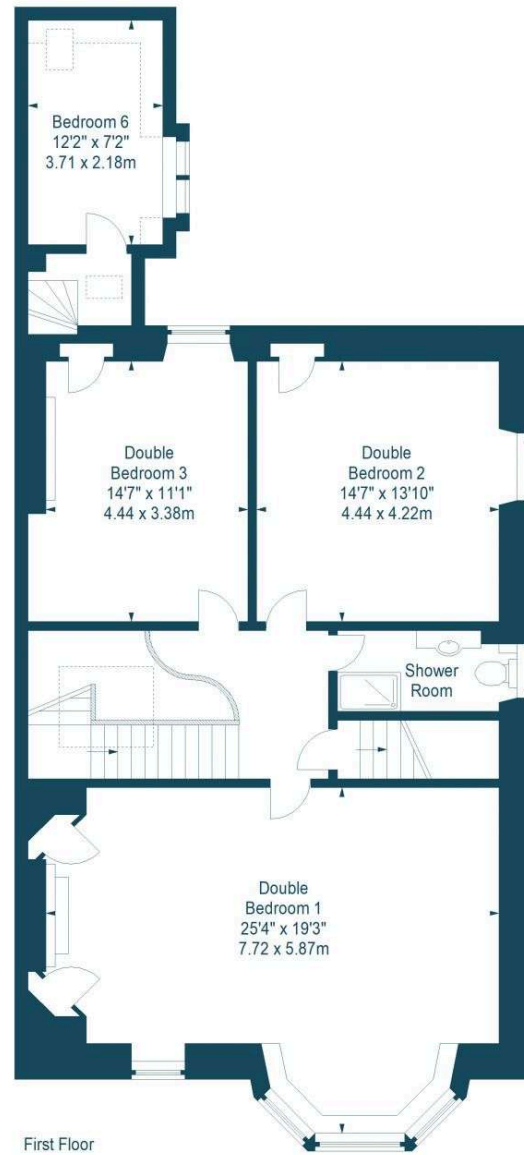
Regular public transport services operate to and from the City Centre and the Royal Infirmary. Ready access can be gained to other main roads leading to the City By-pass.

The property is in the School Catchment Area for Sciennes Primary School, St Peter's RC Primary School, James Gillespie's High School and St Thomas of Aquin's RC High School. Private School options such as George Heriots, George Watson's College and Merchiston Castle are within easy reach. Edinburgh University's Kings Building is conveniently located within easy walking distance.



EXTRAS

The large garden shed, all blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.