



78 Groathill Road North, Edinburgh, EH4 2SG

Light & Beautifully Presented, Three-Bedroom, Ground-Floor Villa with Gardens & Driveway

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Property Description

Light and beautifully presented, three-bedroom, ground-floor villa, with generous gardens and a driveway. Located in the popular and established Crewe area, north of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms and a bathroom.

Highlights include a modern fitted kitchen and bathroom, contemporary flooring, and good storage provision. With light tasteful decor throughout, further features include modern double glazing and gas central heating.

Externally, the property benefits from low-maintenance landscaping to the front, incorporating a paved driveway; a store shed to the side; and an enclosed garden with a lawn and store shed to the rear.

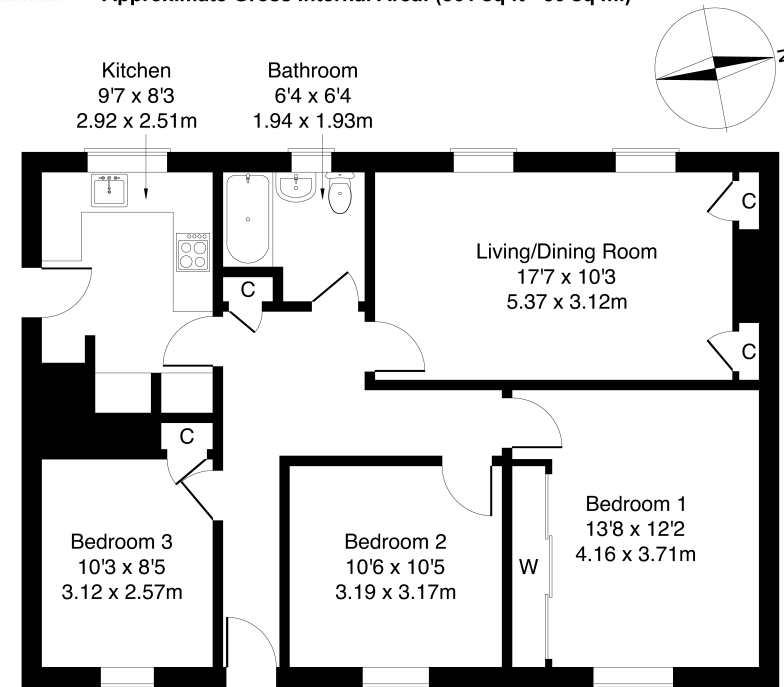
A welcoming entrance affords access throughout the property and features wood effect flooring and a convenient storage cupboard. Set to the rear, a spacious living/dining room has carpeted flooring, a wall-mount TV point, two built-in storage cupboards, and two windows allowing plentiful natural light. Also to the rear, with a side door leading to the garden, the kitchen is fitted with wall and base units, a sink with a drainer, an integrated oven and gas hob, and a freestanding separate fridge and freezer.

Set to the front, bedroom one offers a generous room for freestanding furnishing, and features carpeted flooring, light decor, and a built-in wardrobe with mirrored sliding doors. Two further well-sized double bedrooms are also set to the front, with bedroom three featuring a built-in cupboard. Completing the accommodation, a stylish bathroom is fitted with a modern three-piece suite including a shower over the bath, marble-effect wall panelling, wood effect flooring, and a ladder-style radiator.



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Approximate Gross Internal Area: (861 sq ft - 80 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Crewe is a popular residential location, offering excellent education, shopping, and transport links, along with some of Edinburgh's finest open spaces. The area is well-served by supermarkets, with a Morrisons, Sainsbury's and Waitrose in close proximity. Nearby, Ocean Terminal includes a multi-screen cinema and a wide range of restaurants; whilst numerous specialist shops, cafes, bars and restaurants can be easily reached at nearby Comely Bank and Stockbridge. Outdoor public

leisure includes cycle paths along the Water of Leith, picturesque walks in the Royal Botanic Gardens and Inverleith Park, along with indoor leisure facilities at Westwoods Health Club and Ainslie Park Leisure Centre. There is a selection of local state and private schools close by, including Edinburgh Academy and the iconic Fettes College. Ferry Road is also a key route across the north of the city and for connections to the city bypass and A90.





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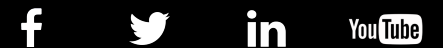
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