



63 Groathill Road North, Edinburgh, EH4 2SA

Light & Tastefully Presented, Two-Bedroom, Lower Villa with Gardens

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Property Description

Light and tastefully presented, two-bedroom, ground-floor villa, with generous gardens. Located in the popular and established Drylaw area, north of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms and a bathroom.

Highlights include a fitted kitchen with appliances, a gas fireplace for the lounge, and well-proportioned room sizes. In addition, there is double glazing, gas central heating and good storage provision.

Externally, the property benefits from generous low-maintenance, enclosed gardens to both aspects, including a store shed to the rear with ample unrestricted street parking to the front.

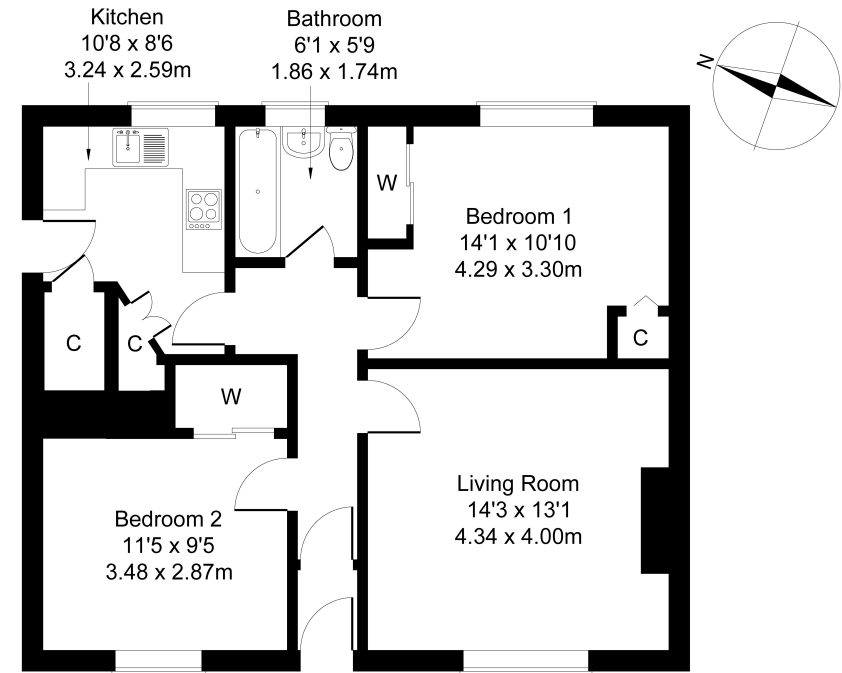
A welcoming vestibule opens into the hall, affording access throughout the property and featuring carpeted flooring. Set to the front, a spacious living room enjoys a westerly-facing aspect allowing plenty of natural light, finished with light decor, carpeted flooring and a gas fireplace. Set to the rear, the kitchen has a door leading to the garden and two convenient storage cupboards, with one housing the fridge/freezer. Modern fitted units and worktops include a tiled surround, a sink with a drainer; and a freestanding electric cooker and a washing machine.

Bedroom one is set to the rear, overlooking the garden, and offers a generous room for freestanding furnishing, and features a fitted wardrobe with mirror sliding doors, a further built-in wardrobe, carpeted flooring and a central light fitting. A further well-sized double bedroom is set to the front, similarly finished with carpeted flooring, light decor, and built-in wardrobes. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath.



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Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



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

Area Description

Drylaw is a well-established residential area with a wealth of local amenities and is close to major retail outlets, including Craighleith Retail Park. Supermarkets in the area include a Morrisons on Ferry Road, and there are also sports facilities and a swimming pool at the Ainslie Park Leisure Centre. The property lies in a convenient and quiet location, close to Ferry Road, the main route

north of the city, which makes it easy to access primary routes to the north and east. It is served by regular bus services to the city centre and the surrounding areas. There are local parks and green spaces throughout; whilst the Royal Botanic Gardens, Inverleith Park, Victoria Park and Newhaven Harbour are also nearby.





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