



64 South Laverockbank Avenue, Trinity, Edinburgh, EH5 3DT

Spacious, Two Bedroom, Main Door, Traditional Upper Villa with Garden

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Property Description

Spacious, two-bedroom, main door traditional upper-villa with private garden. Located on a desirable street, close to the Newhaven waterfront, in the Trinity area north of Edinburgh city centre.

Comprises an entrance hall and stairway, hall, living room, kitchen, dining room, two double bedrooms, and a bathroom.

Requiring updating, features include a modern fitted kitchen, double-glazing, and well-proportioned and flexible rooms offering a potential three-bedroom configuration. In addition, there is good integrated storage provision including a fully floored, head height loft with over 30m sq., offering a potential conversion for additional bedrooms and a shower room (all subject to planning permission).

Externally, the property benefits from a generous and enclosed private garden that includes a storage shed, patio, lawn and an eclectic mix of shrubbery.

A ground-floor entrance affords access to the carpeted stairway leading to the hall which affords access throughout the majority of the property, including a large built-in cupboard. To the front, a bright and light living room features a large bay window enjoying open views over the Firth of Forth and plentiful natural light, and includes carpeted flooring, uplights, a gas fireplace and cornice-work.

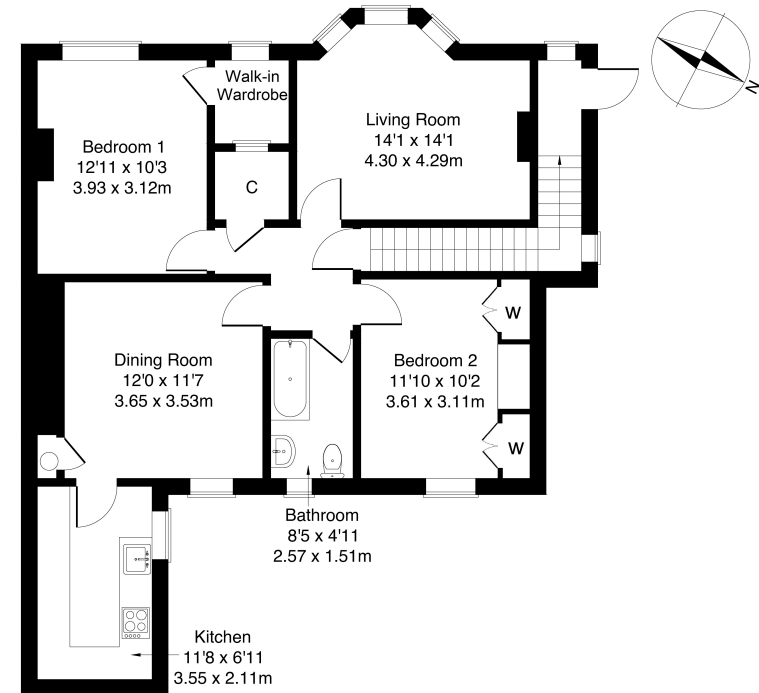
Set to the rear, is a spacious dining room which affords access to the kitchen. Modern fitted units include wood effect worktops, a splashback surround, a sink with drainer; an integrated gas hob and double oven; and a freestanding washing machine and fridge/freezer.

Bedroom one is set to the front, with a large walk-in wardrobe/store room with a window; whilst bedroom two is set to the rear, similarly well-sized, also with fitted wardrobe storage. Completing the accommodation, set to the rear, the bathroom is fitted with a three-piece suite.

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Approximate Gross Internal Area: (883 sq ft - 82 sq m.)



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

Area Description

Trinity is a popular area, close to excellent local shopping and some of Edinburgh's finest open spaces. The nearby neighbourhoods of Stockbridge and Canonmills are home to a variety of delicatessens, cafés, restaurants, butchers, and greengrocers, while the area is also well-served by supermarkets, including the nearby Tesco at Canonmills, Morison's on Ferry Road, and an ASDA at Newhaven. Whilst the beautiful Starbank Park is a short 5-minute walk away as well as the historic Newhaven Harbour which is popular with eateries. The Shore also offers a selection of independent eateries, including several Michelin-starred restaurants and local artisan shops. Recreational options

include cycle paths and walkways along the scenic Water of Leith, the famous Royal Botanic Gardens and Inverleith Park, as well as the Ainslie Park Leisure Centre. The city centre can be easily reached, with frequent public transport links to town readily available from Ferry Road and Newhaven Road. There is a choice of well-regarded public schools with Trinity Academy within the catchment area, as well as private schools close by, including Edinburgh Academy and the iconic Fettes College.





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