



Estate Agents and Solicitors

## 59/3, Groathill Road North, Edinburgh, EH4 2RZ

Light and Tastefully Presented, Three-Bedroom, Second-Floor Flat

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# Property Description

Light and tastefully presented, three-bedroom, second-floor flat, with shared garden space. Located in the popular Drylaw area north of Edinburgh City Centre.

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

Highlights include spacious room sizes and a fitted kitchen with appliances. In addition, there is gas central heating, double glazing and multiple storage spaces.

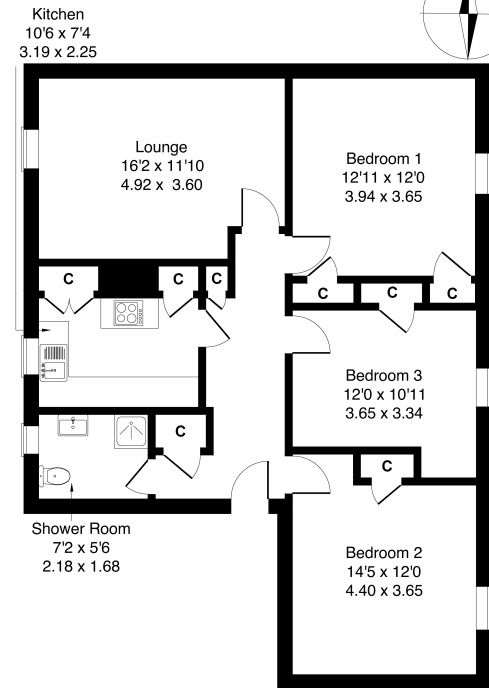
A Welcoming entrance hall leads to every room in this well-presented home. The spacious lounge features stylish wood-effect flooring, a wall-mounted TV point, and a central ceiling light, creating an ideal space for relaxation and entertaining. The modern fitted kitchen is equipped with stone-effect worktops, matching wood-effect flooring, a sink with drainer, and integrated appliances including an oven and gas hob with an overhead canopy extractor.

The property offers three generously sized bedrooms, each with built-in storage for added convenience. Bedrooms one and two also benefit from wall-mounted TV points, perfect for modern living. Completing the home is a contemporary three-piece bathroom suite with tiled splashback surrounds and a central ceiling light, offering both comfort and functionality.



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Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



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

## Area Description

Located in the well-established residential area of Drylaw, this property enjoys a quiet yet highly convenient setting with excellent access to local amenities. Just a short distance from Craighleith Retail Park, residents benefit from a wide range of major retail outlets, while nearby supermarkets—including a Morrisons on Ferry Road—cater to everyday needs. Fitness and leisure are well-supported with Ainslie Park Leisure Centre offering sports facilities and a swimming pool close by.

Positioned near Ferry Road, one of the main thoroughfares in the north of the city, the area offers easy access to key routes heading north and east, as well as frequent bus services connecting to the city centre and beyond. For outdoor enthusiasts, the neighbourhood features a range of local parks and green spaces, with larger attractions such as the Royal Botanic Garden, Inverleith Park, Victoria Park, and Newhaven Harbour all within easy reach.







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