

# 36 Fraser Crescent

TRINITY, EDINBURGH, EH5 2AJ



*Sitting on a wider than average corner plot with driveway and garage, the property has been a well loved family home*



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McEwan Fraser is delighted to present this three bed semi-detached house to the market. Sitting on a wider than average corner plot with a driveway and garage, the property has been a well-loved family home for many years. The property is presented to the market in excellent condition. Internal accommodation includes two large public rooms, kitchen, bathroom, two double bedrooms and a third single bedroom.

# THE DINING ROOM



You enter the property through solid storm doors. These open into a wide welcoming hallway which gives access to the two public rooms, kitchen and includes the staircase toward the first-floor landing. There is integrated storage under the stairs. The public rooms are currently arranged as living room and dining room. If needed, either room could be repurposed as an additional bedroom. The front-facing dining room is bayfront with ample natural light and plenty of period character. There is plenty of space for a large dining table and additional supporting furniture.



The rear-facing living room is a beautiful space with a stylish fireplace, neutral decor and plenty of natural light from a large picture window. There is plenty of space for a variety of different furniture configurations allowing an incoming purchaser to create their ideal entertaining space.

# THE LOUNGE





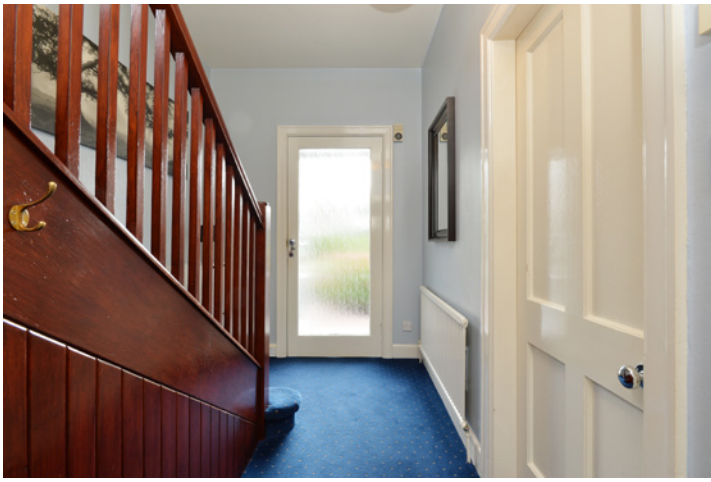
# THE KITCHEN



The kitchen comprises a good range of base and wall mounted units offering excellent prep and storage space. Electric hob and double oven are integrated and space is provided for further free standing appliances.







Climbing the stairs, there are two large double bedrooms that mirror the public rooms on the ground floor. Both bedrooms have plenty of space for a full suite of bedroom furniture. The third bedroom is a useful single that would make a lovely nursery or home office. Internal accommodation is completed by the bathroom which enjoys natural light, full tiling and a three-piece suite with shower over bath.

For extra warmth and comfort, there is gas central heating and double glazing.

## BEDROOM 1





# BEDROOM 2





# BEDROOM 3 & BATHROOM





Externally, the property sits on a corner plot that is wide at the front and narrows to the rear. The front garden is mainly laid to lawn and includes extensive bedding areas shield by mature hedges. There is a monobloc driveway giving access to a large single garage. The rear garden is also laid to lawn with mature flower beds.

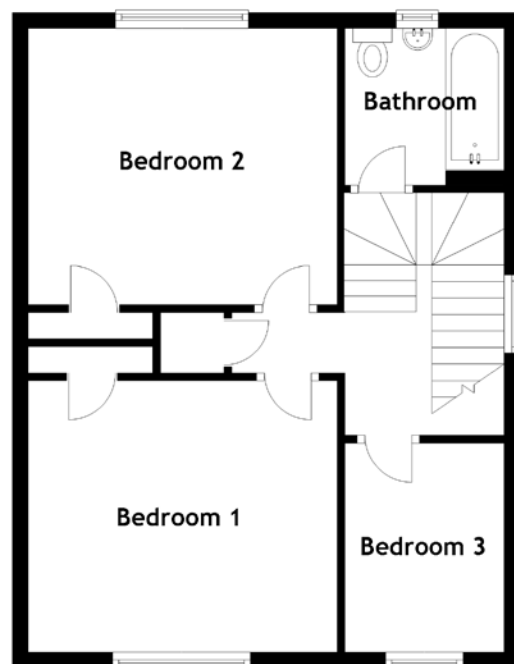
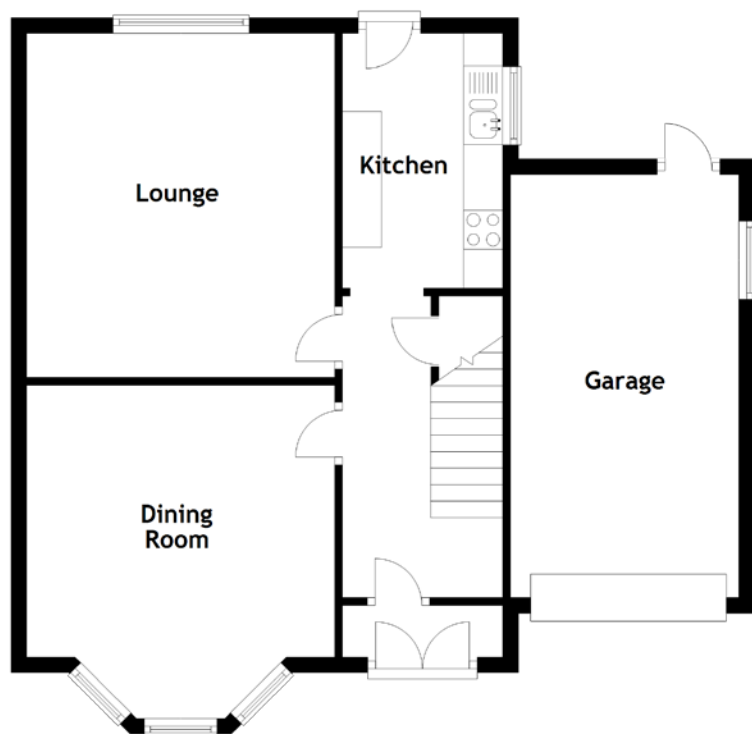
This is a fantastic house and early viewing is highly recommended.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

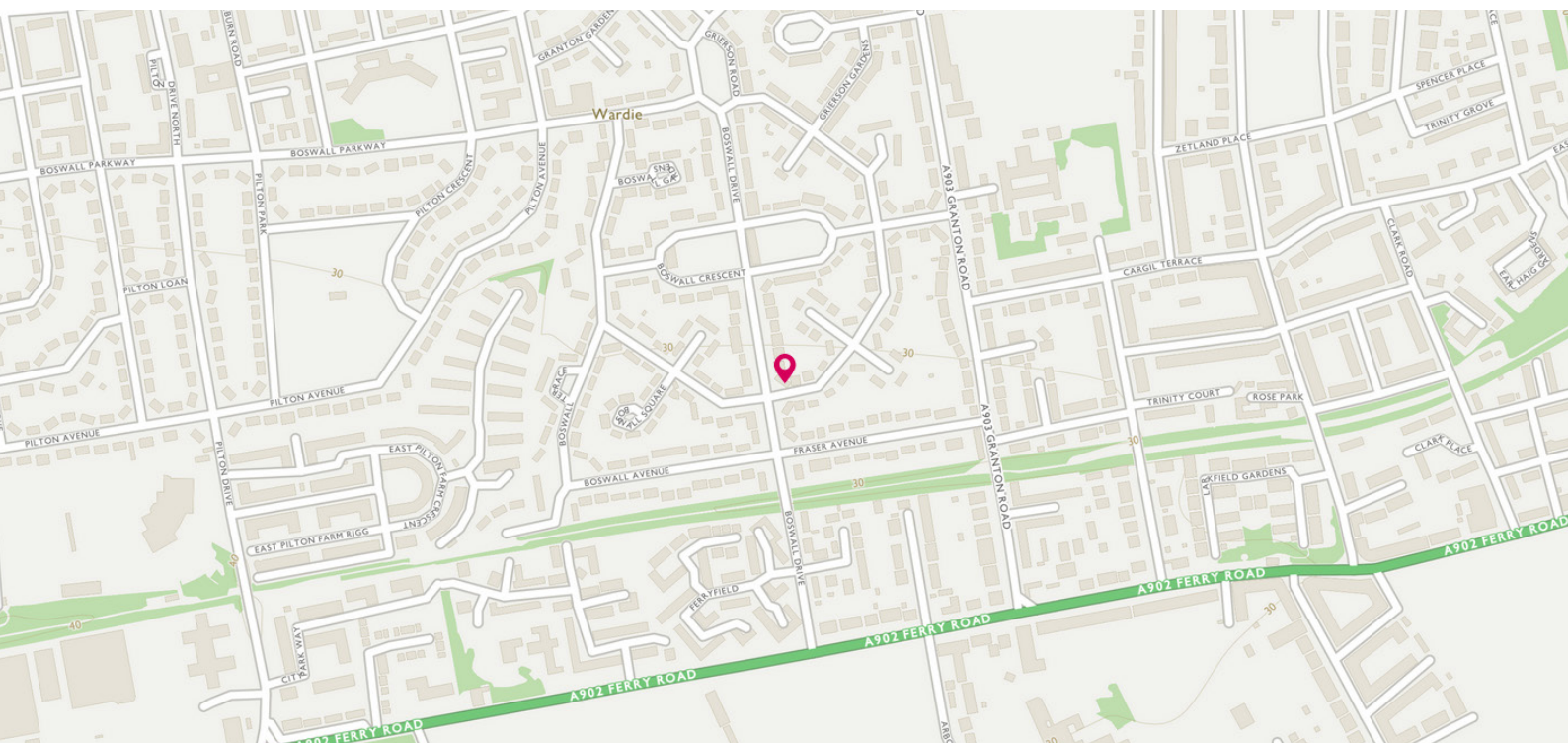


Approximate Dimensions  
(Taken from the widest point)

Dining Room	4.26m (14') x 3.94m (12'11")
Lounge	4.40m (14'5") x 3.94m (12'11")
Kitchen	3.26m (10'8") x 2.05m (6'9")
Bedroom 1	3.95m (13') x 3.47m (11'5")

Bedroom 2	3.95m (13') x 3.54m (11'7")
Bedroom 3	2.67m (8'9") x 2.06m (6'9")
Bathroom	2.03m (6'8") x 2.01m (6'7")
Garage	5.41m (17'9") x 2.92m (9'7")

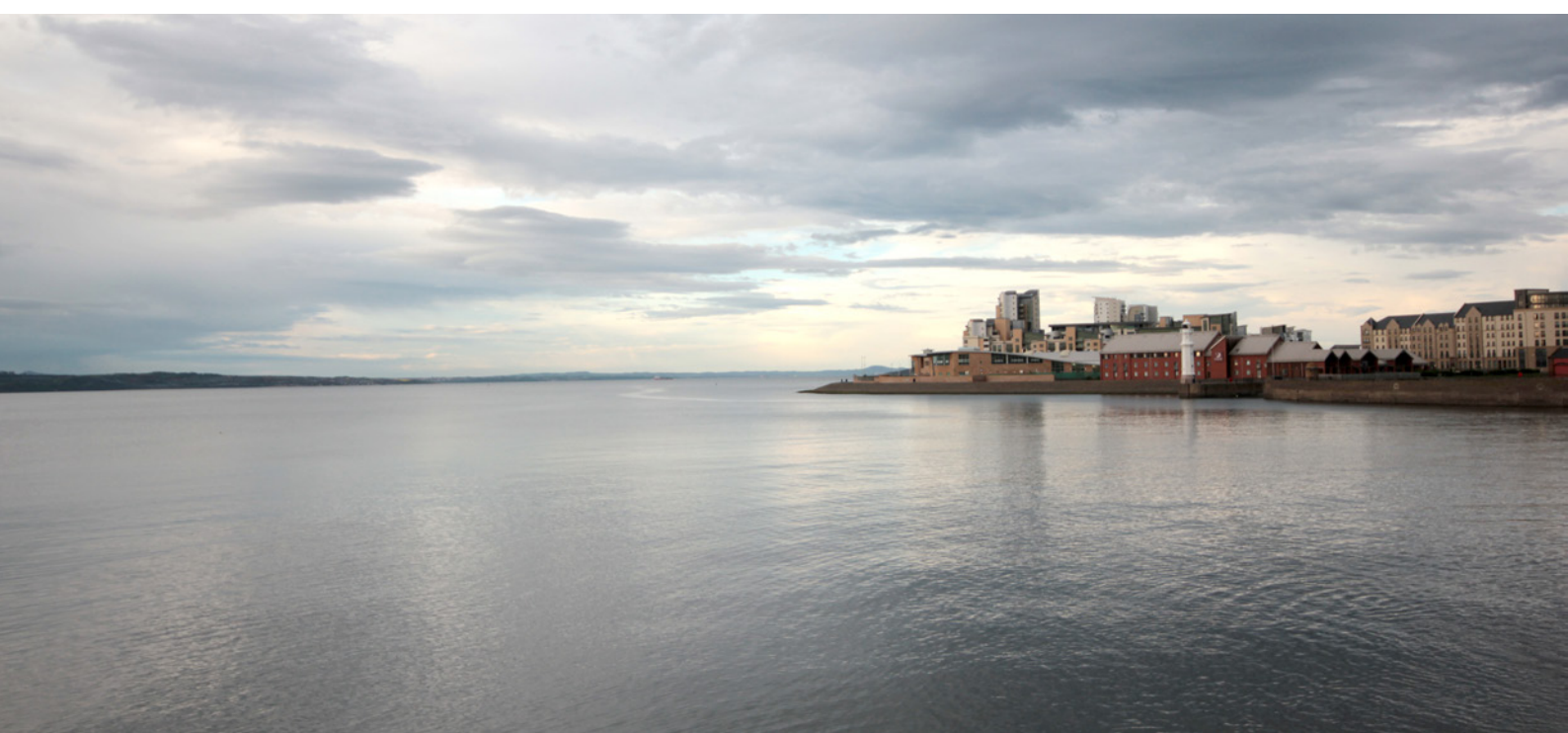
Gross internal floor area (m<sup>2</sup>): 100m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

There are parts of the city that, because of their location and character, stand head and shoulders above all else. Morningside might be one, Comely Bank could be another but Trinity, without a doubt, certainly is.







This is a highly sought after and affluent residential area with ample green spaces nearby. This property is in close proximity to Victoria Park, which features tennis courts, basketball courts and a children's play park. Inverleith Park and The Royal Botanical Gardens are also located close by. The city centre is easily accessible as the area is well served by frequent public transport links and there is easy access to the city bypass and all major motorways for travel further afield.

The area is well served by a range of amenities nearby including the cosmopolitan areas of The Shore and Newhaven harbour where you will find an abundance of award-winning restaurants, bars and bistros as well as independent retailers. Ocean Terminal Shopping Centre provides a vast array of shops including Marks and Spencer Food hall, restaurants, a multi-screen cinema and a gym. Further recreational facilities are provided by David Lloyd's Sports Centre, alongside a 24 hour Asda both of which are within easy reach. The Water of Leith Walkway and Forth waterfront provide pleasant walks, and there is easy access to an extensive network of cycle paths from many locations in the vicinity.



  
Solicitors & Estate Agents

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