

18 Bangholm Avenue

TRINITY, EDINBURGH, EH5 3AS



Lovely five-bedroom end-terraced family home with sunny, landscaped garden and excellent privacy



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Entering this lovely five-bedroom end-terraced family home, you immediately know this house has been well looked after, early viewing is recommended.

THE LOUNGE



Downstairs the accommodation comprises; a south-facing lounge with gas fireplace and patio doors out to the rear garden, the light and airy dining room sits to the front of the house with ample space for table and chairs and a lovely bay window.

THE DINING ROOM



THE KITCHEN



The kitchen features stylish modern cabinets which are both floor and wall-mounted and with integrated appliances creating a sleek look, including a Rangemaster electric double oven, with a concealed extractor hood, a built-in microwave, and a dishwasher.



A second more formal living room with triple windows is situated to the front of the property.

THE LIVING ROOM



A handy downstairs WC with saniflow and utility cupboard completes the ground floor accommodation.

THE WC



Upstairs the master bedroom benefits from an en-suite shower. There are three further double bedrooms. The fifth bedroom has a skylight and is currently being utilised as a home office however it could also be used as a dressing room or a nursery.

BEDROOM 1 & EN-SUITE





BEDROOM 2



BEDROOM 3



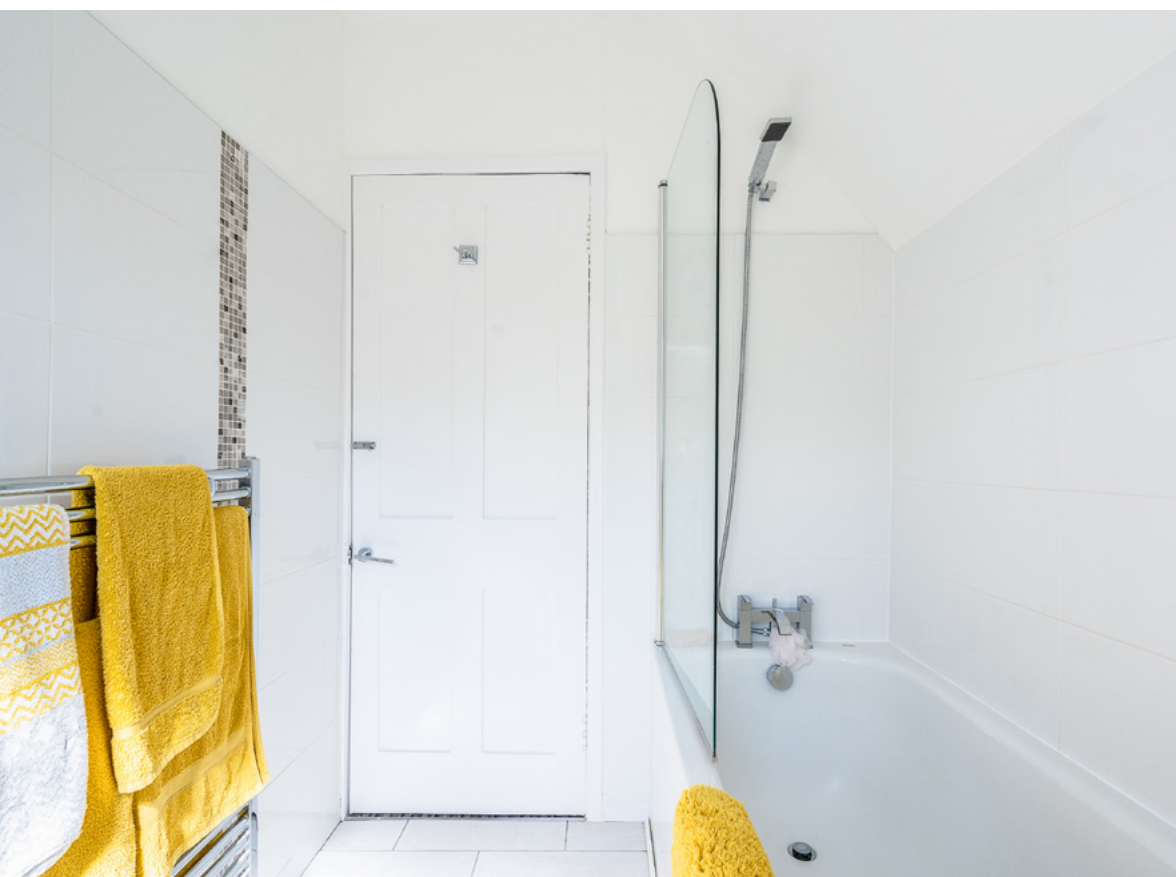
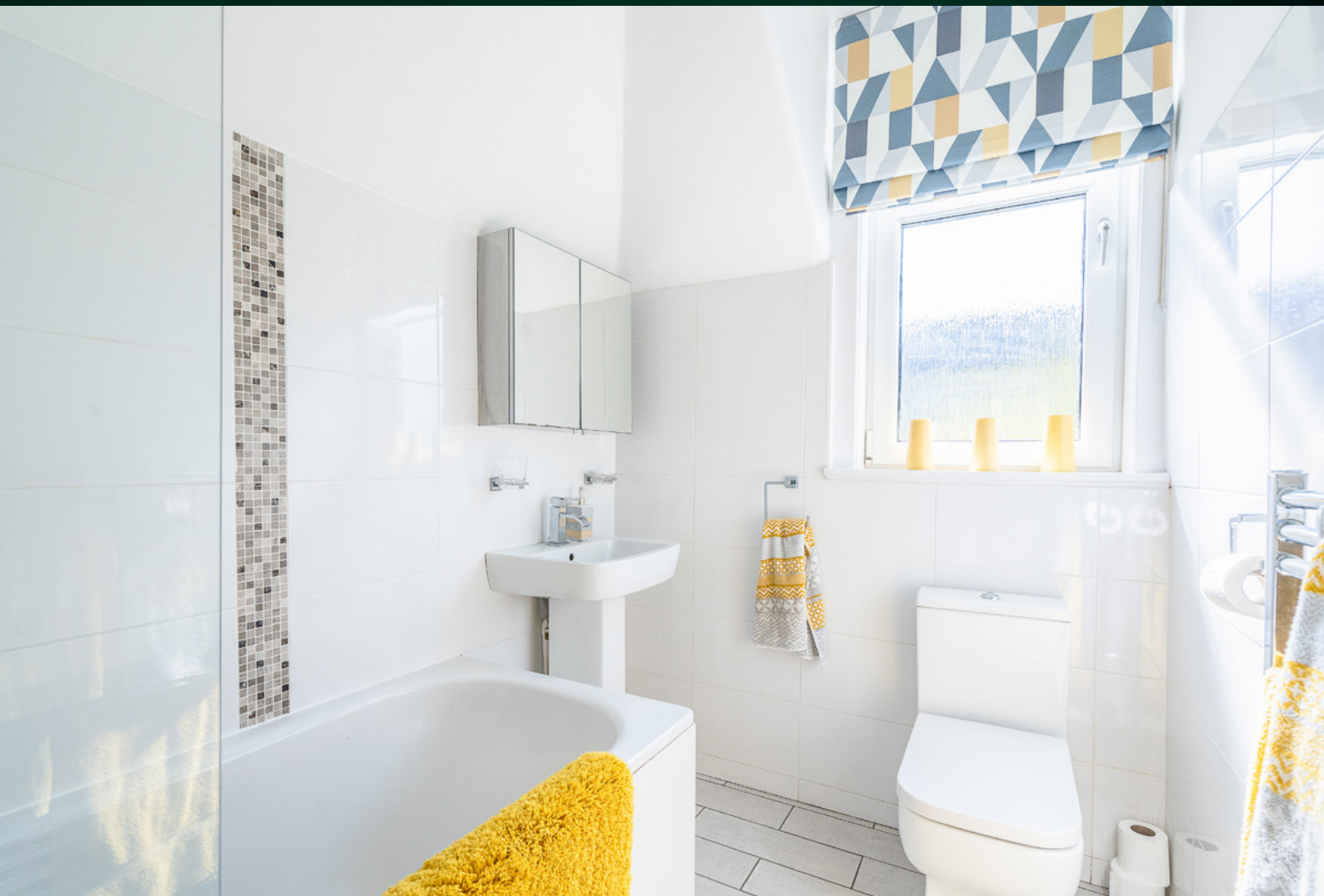
BEDROOM 4



BEDROOM 5/STUDY



THE BATHROOM



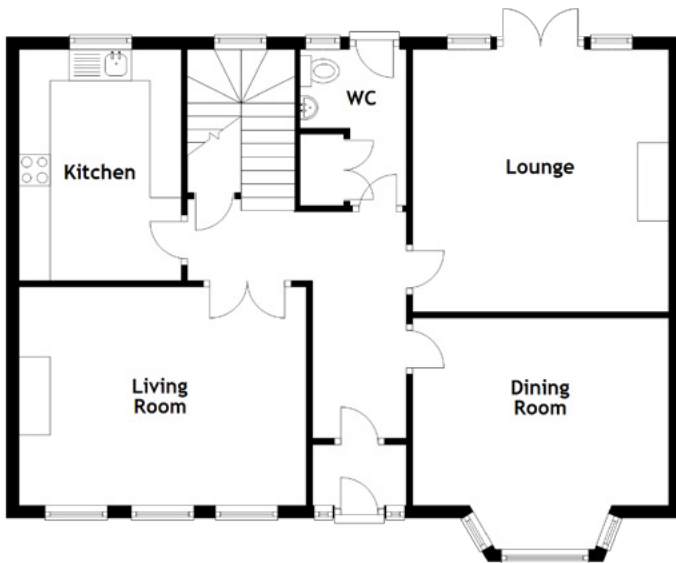
Completing the family home is a bright bathroom with a modern three-piece suite, including a luxury rainfall shower 1/head.

Double glazed windows throughout and gas central heating ensure year-round comfort and efficiency. Externally, the sunny, landscaped garden has excellent privacy fringed by mature trees and well-established leafy greens. There is a timber decked area for alfresco dining, a manicured lawn. A front drive offers extensive off-street parking for three cars.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



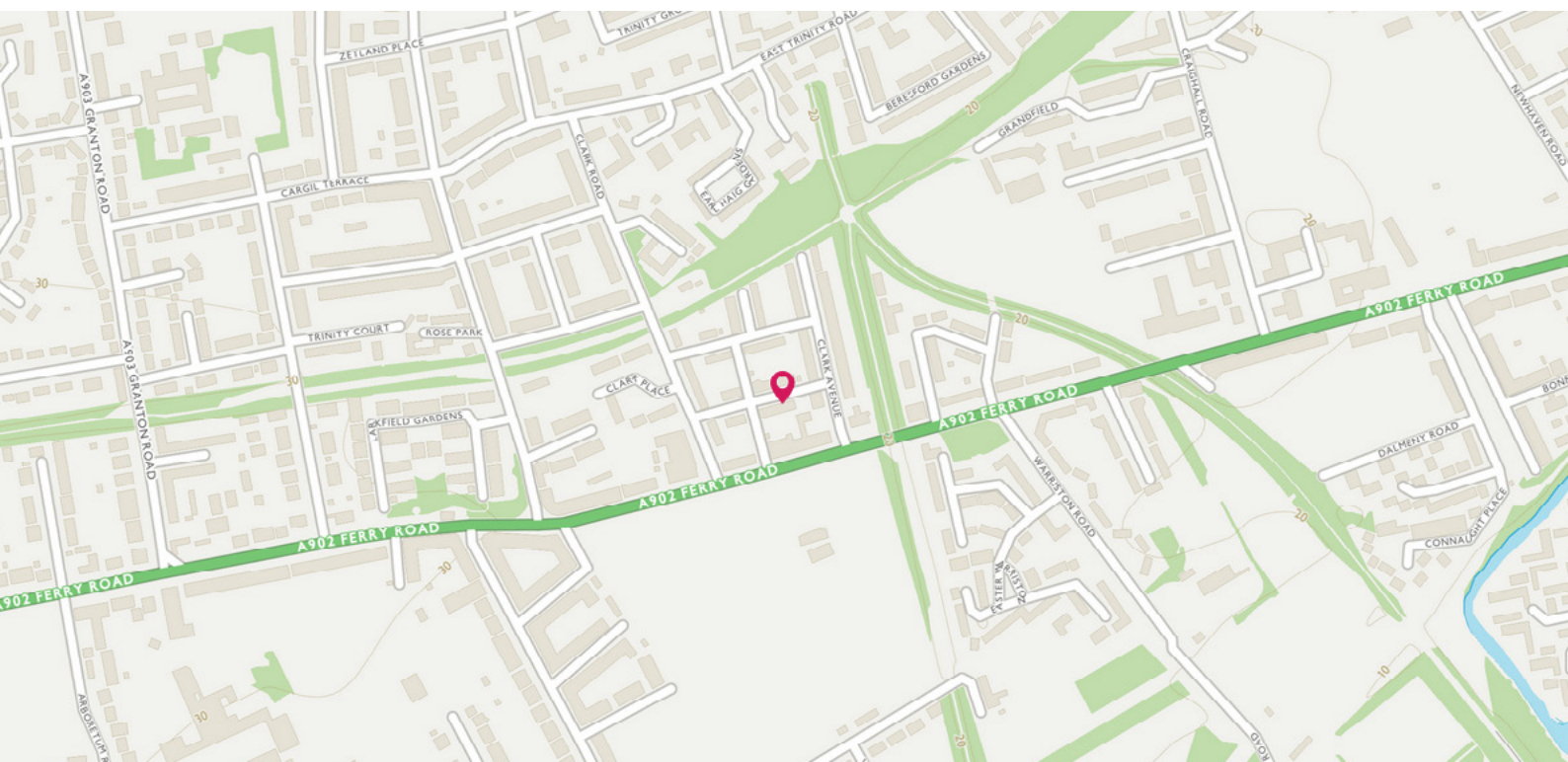
Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 4.10m (13'5")
Dining Room	4.10m (13'5") x 3.70m (12'2")
Kitchen	3.70m (12'2") x 2.60m (8'6")
Living Room	4.60m (15'1") x 3.50m (11'6")
Bathroom	2.40m (7'10") x 1.70m (5'7")
Bedroom 1	3.60m (11'10") x 3.40m (11'2")
Bedroom 2	4.70m (15'5") x 3.10m (10'2")
Bedroom 3	3.40m (11'2") x 2.80m (9'2")

Bedroom 4	4.20m (13'9") x 2.50m (8'2")
Bedroom 5/Study	3.50m (11'6") x 2.70m (8'10")

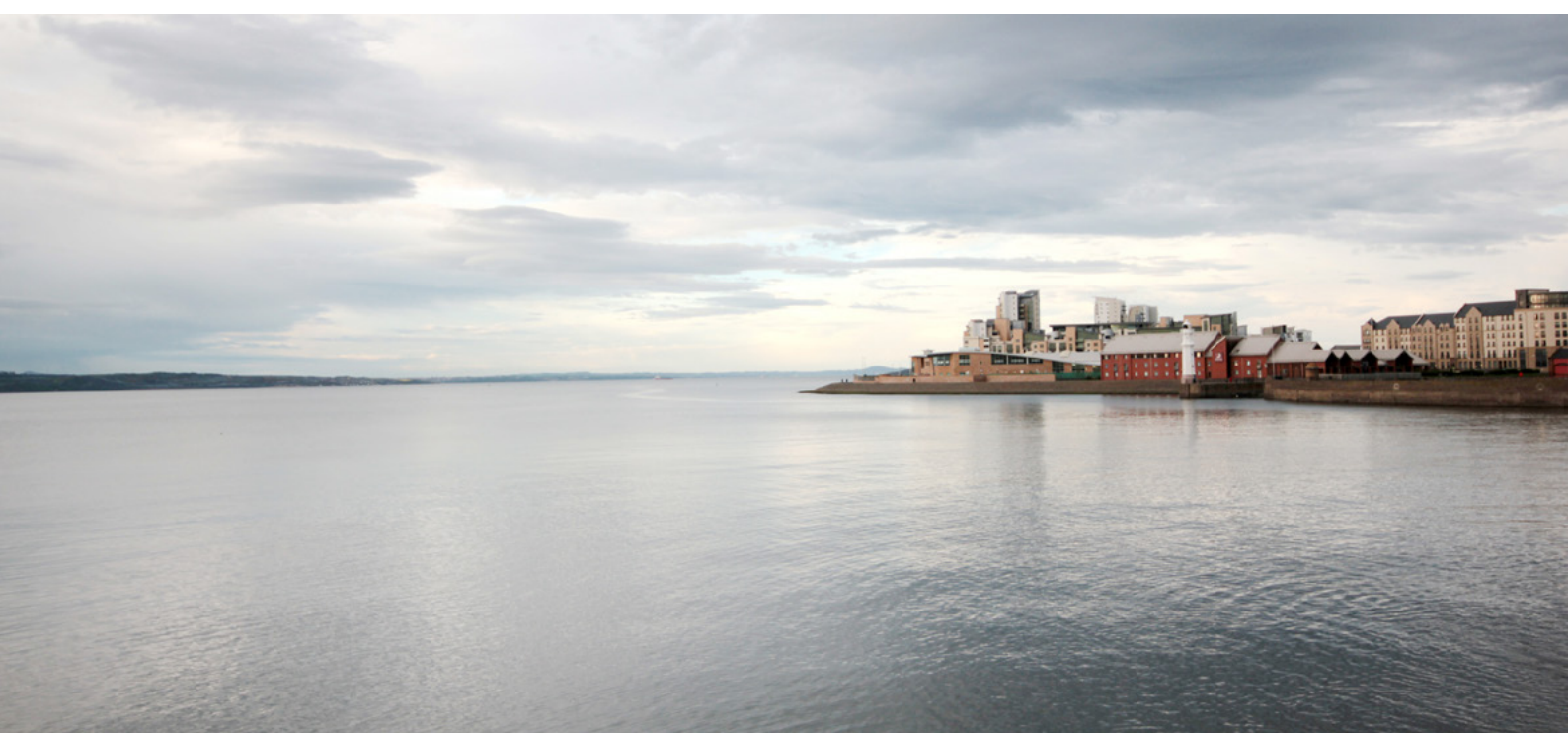
Gross internal floor area (m²): TBCm²
EPC Rating: TBC

Extras (included in the sale): All fitted floor and window coverings, light fittings, integrated kitchen appliances, washing machine, and fridge-freezer to be included in the sale.



THE LOCATION

One of the capital's most prestigious residential areas, Trinity is served by a fantastic range of independent shops and high-street retailers, which are supplemented by extensive shopping facilities at nearby Craigleith Retail Park and Ocean Terminal shopping centre.





Residents of Trinity have a wealth of outdoor activities right on their doorstep, from sport and fitness in one of many sprawling public parks to gentle strolls along the picturesque Water of Leith Walkway. For a relaxed day out, why not explore the 70 acres of beautiful landscaped grounds at the Royal Botanic Garden, or head north for invigorating walks along the shorefront. Trinity is in the catchment area for Wardie Primary School and well-regarded Trinity Academy, and is also within easy reach of some of the capital's finest independent schools. Thanks to its northerly position, Trinity offers swift and easy access to Queensferry Crossing, Edinburgh Airport, Edinburgh City Bypass and the M8/M9 motorway network. The area is served by excellent public transport links and a vast network of public cycle paths, allowing convenient travel throughout the city.



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