

62 Groathill Road North

DRYLAW, EDINBURGH, EH4 2SQ



This superb three double-bedroom house sits on a generous corner plot which has been extensively landscaped



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McEwan Fraser is delighted to present the superb three double-bedroom house to the market. The property sits on a generous corner plot which has been extensively landscaped. The rear garden is particularly large and ideal for a family. Internally, the house has been extensively renovated by the current owner and it is presented to the market chain free and in turn-key condition.

THE LIVING ROOM



Accommodation is focused on a spacious living room with excellent levels of natural light which arrives through a large picture window. There is ample space for a large suite and supporting furniture giving a new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN/DINER



The stunning dining kitchen runs the full width of the house and benefits from high-spec bi-folding doors which include integral blinds. The bi-fold doors open to a large rear deck creating a lovely natural flow between house and the garden. The kitchen itself comprises a full range of based and wall-mounted units supported by a central island. There is plenty of prep and storage space alongside a full range of integrated appliances.







Climbing the stairs, the first-floor landing gives access to three double bedrooms, a bathroom, and a loft for additional storage. Bedroom one overlooks the front and has two integrated wardrobes. Bedroom two is rear-facing and has plenty of space for a full range of bedroom furniture. Bedroom three, although smaller, is a fully functional double bedroom with an integrated wardrobe.

The stunning bathroom completes the internal accommodation. The bathroom has striking tiling, a stylish white suite, and a mains shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



For extra warmth and comfort, the property has gas central heating and double glazing.

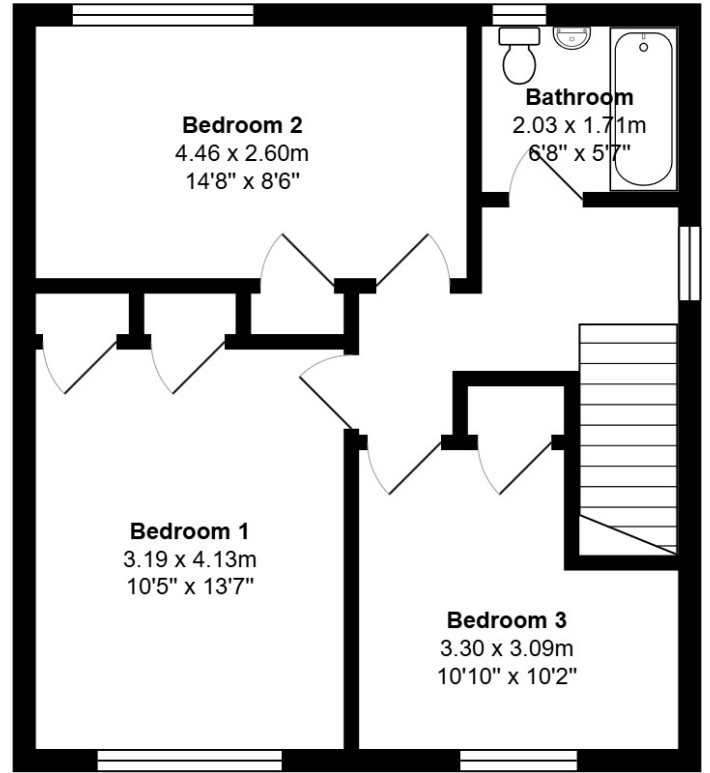
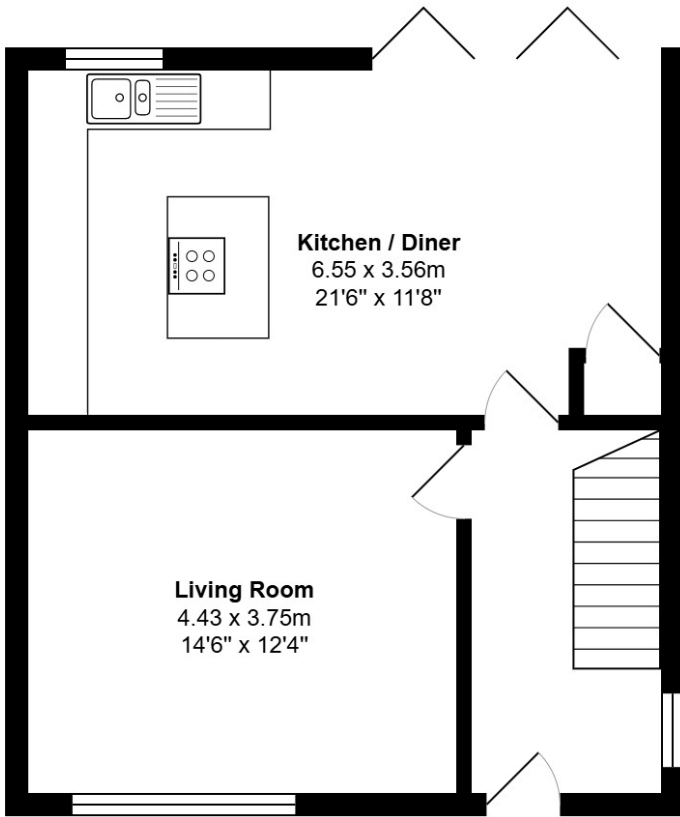
The rear garden is unusually large and a magnificent resource for a family. Decking adjacent to the house offers entertaining space and you step down to a large mature lawn. There are two sheds and even a trampoline dug into the garden. The front garden wraps around the side of this corner plot and has been finished with artificial grass for easy maintenance. There is a driveway which could accommodate three vehicles with relative ease.

Viewing will be essential to begin to appreciate the quality of the finish and attention to detail on offer in this superb home.

EXTERNALS

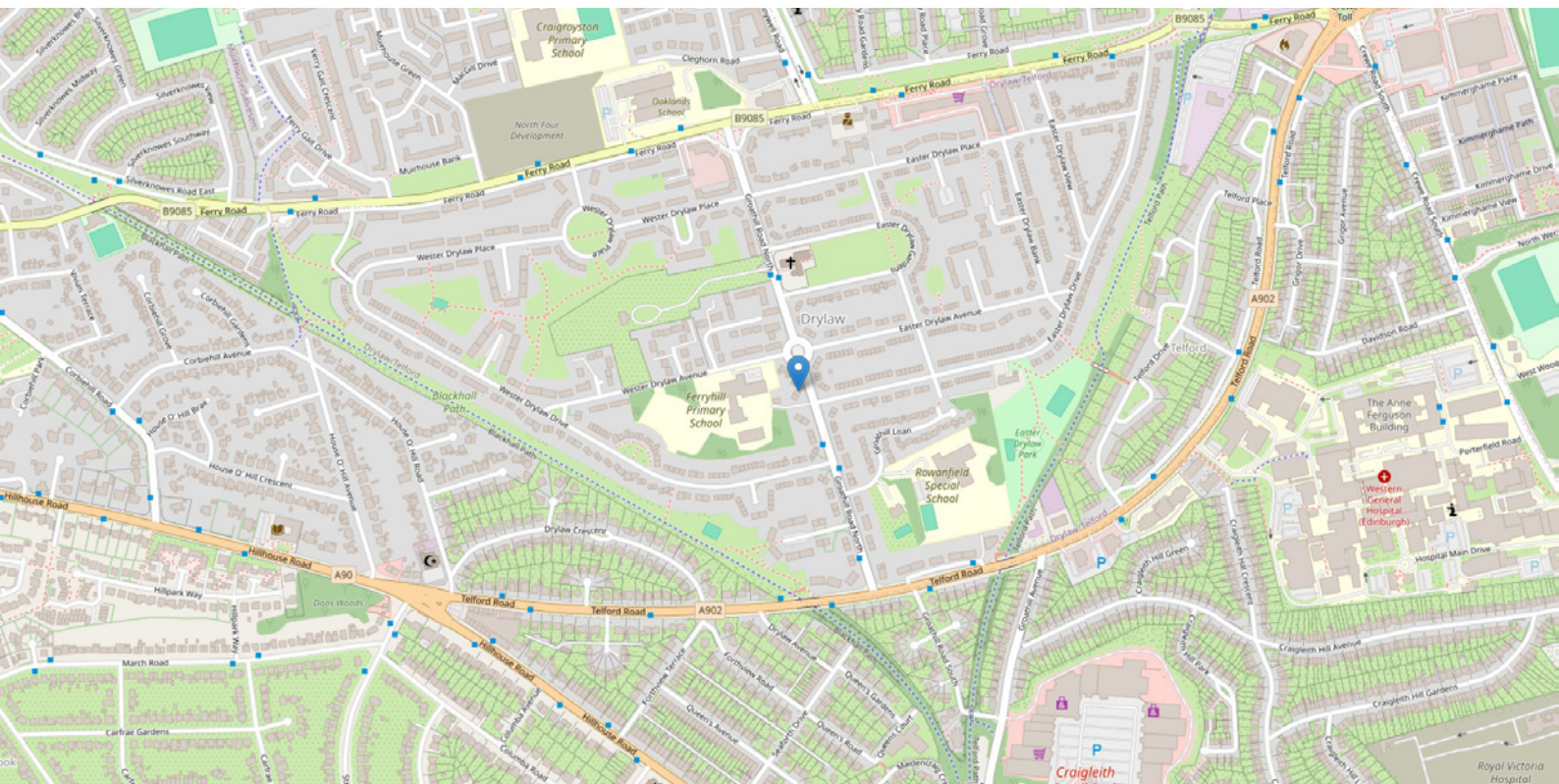


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 99m²
EPC Rating: C



THE LOCATION

Drylaw is a popular residential area of Edinburgh, lying to the north of the city centre. Local shops cater for everyday needs, with Morrison's Supermarket on Ferry Road and Craigleith Retail Park, providing several supermarkets, high-street shops, and a food outlet, close by.





Nearby leisure opportunities include the Village Urban Resort, Ainslie Park Leisure Centre, Westwood's Leisure Centre, and Silverknowes and Bruntsfield Links golf courses. Pleasant walks can be taken in green open spaces of Inverleith Park and Royal Botanic Gardens, and the Firth of Forth coastal walk along the Silverknowes esplanade to Cramond Village. The cycle path network, providing access across the city, is within easy reach. Catchment schools include Ferryhill Primary and Broughton High, with private schooling available nearby at Fettes College, Edinburgh Academy and Stewarts Melville. Edinburgh College Granton campus is also within proximity. There are regular bus services to the City Centre and surrounding areas, and the property is on the route of Telford Road & Crewe Toll roundabout, leading to all the major road networks.



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