

25 Wardie Dell

TRINITY, EDINBURGH, EH5 1AE



This three-bedroom end-terraced house has a secluded setting in Trinity, one of Edinburgh's most sought-after residential areas



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McEwan Fraser is delighted to present this three-bedroom end-terraced house to the market. The property has a secluded setting in Trinity, one of Edinburgh's most sought-after residential areas. Internally, the property is in good order and accommodation includes a generous through lounge, a kitchen with bi-folding doors, two large double bedrooms, a generous single bedroom, and a family bathroom. Externally, the property sits in charming communal grounds and has a south-facing rear garden, perfect for summer sun all day long. The property also comes with a separate garage.

THE LOUNGE



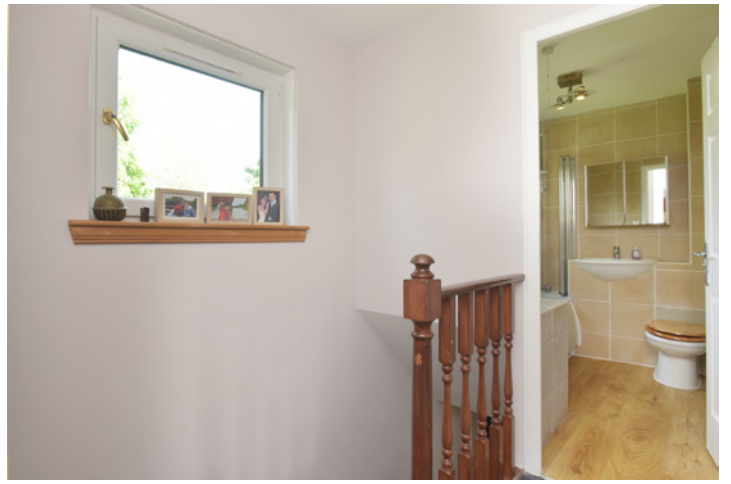
Internal accommodation is focused on a dual-aspect through lounge which is naturally bright and neutrally decorated. There is plenty of floor space for a large suite and a dining table. French doors open to the rear garden.

THE KITCHEN



The adjacent kitchen boasts a contemporary fitted kitchen with a full range of base and wall-mounted units arranged around a Stoves cooker. The units are topped with wooden worksurfaces and set against a tiled splashback. Bi-folding doors open to the rear garden.





Climbing the stairs, the first-floor landing gives access to all three bedrooms and the bathroom. Bedroom one is a large double bedroom with plenty of space for a large frame bed and a full suite of freestanding bedroom furniture. Bedroom two is a further large double. The third bedroom is a generous single. The bathroom is tiled and has a three-piece white suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



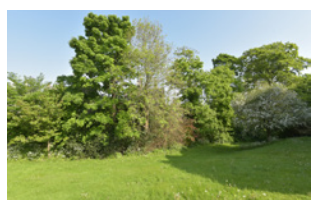
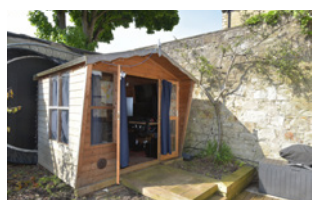
BEDROOMS 2 & 3



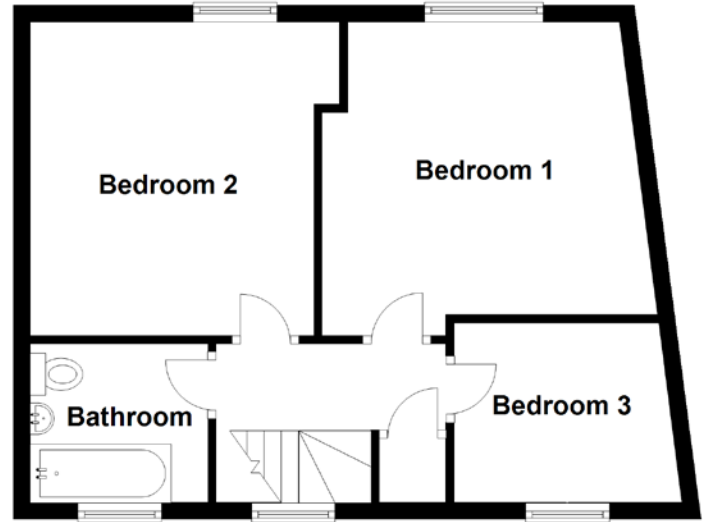
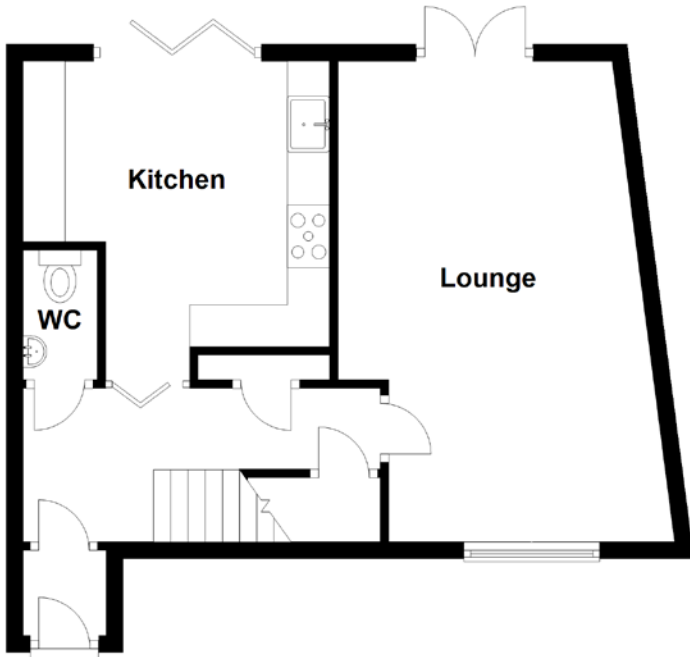
Externally, the south-facing rear garden has a large shed and a large deck for entertaining. As the house is set back from the neighbours, and the garden is surrounded by an old stone wall, there is a lovely feeling of privacy. The summer house will stay and has power, an Ethernet connection and underfloor heating.

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

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

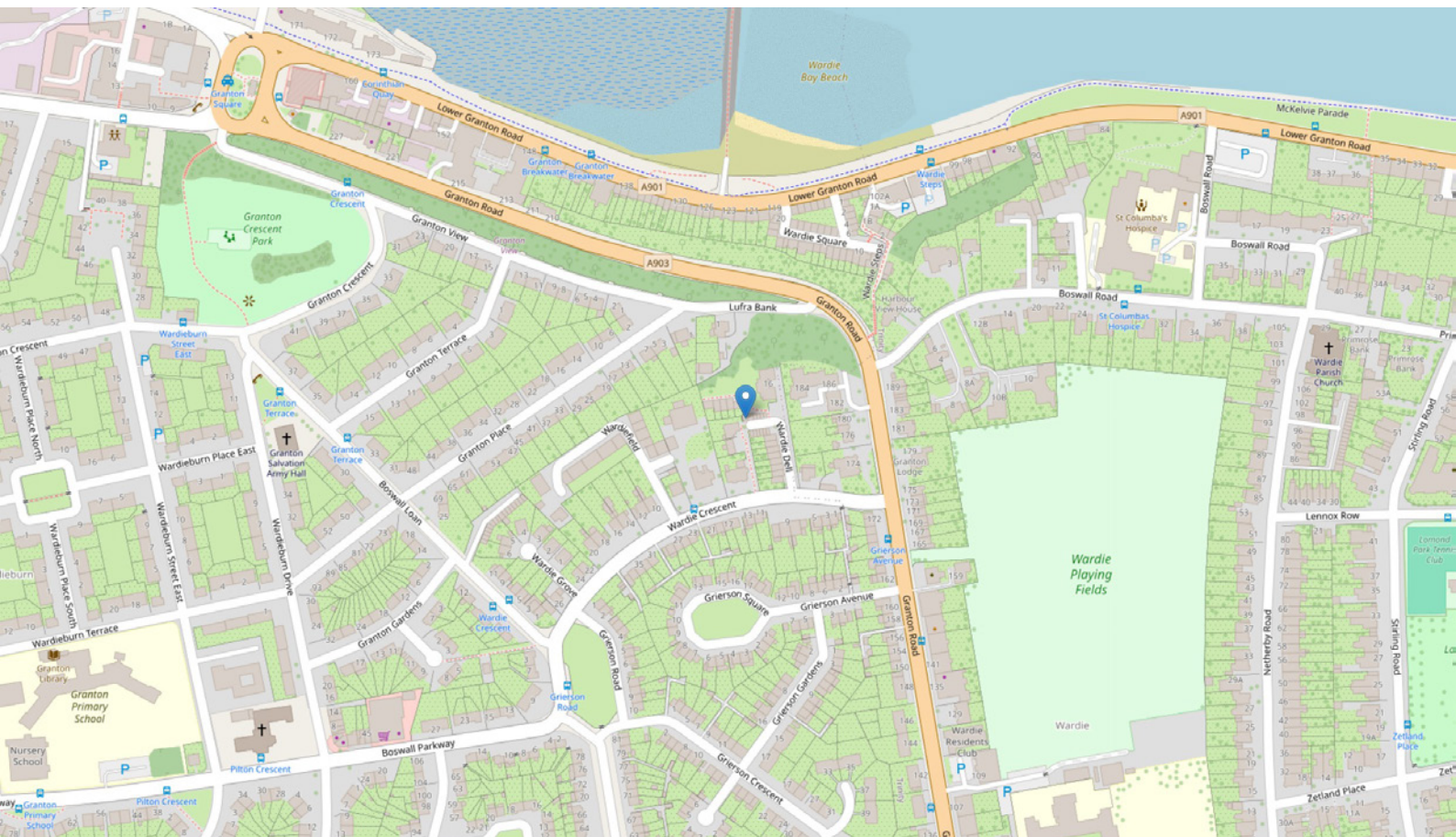


Approximate Dimensions
(Taken from the widest point)

Lounge 5.73m (18'10") x 3.68m (12'1")
 Kitchen 3.80m (12'6") x 3.65m (12')
 WC 1.55m (5'1") x 0.88m (2'11")

Bedroom 1 4.09m (13'5") x 3.74m (12'3")
 Bedroom 2 3.74m (12'3") x 3.68m (12'1")
 Bedroom 3 2.72m (8'11") x 2.06m (6'9")
 Bathroom 2.11m (6'11") x 1.89m (6'2")

Gross internal floor area (m²): 88m² | EPC Rating: C



THE LOCATION

Trinity is a leafy residential area to the north of Edinburgh city centre. The area is highly sought-after due to its quiet character, excellent schools, and its active community. This property is within a five-minute walk of the private Lomond Park, which is available for local residents only, along with a tennis club and bowling club. Victoria Park is also nearby, 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. There is a 24-hour Asda within easy reach and Ocean Terminal Shopping Centre provides a vast array of shops, restaurants, a multi-screen cinema and a gym. Further recreational facilities are provided by David Lloyd's Sports Centre and Wardie Bay, which is popular with paddle boarders and wild swimmers, is a short walk from the property. 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.

The local schools have an excellent academic reputation (Wardie and Trinity Primary Schools and Trinity Academy) and in the private sector Edinburgh Academy, Fettes College and Stewart's Melville College are all within close proximity.



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