

15 Netherby Road

TRINITY, EDINBURGH, EH5 3LP



*Spacious Three Bed Semi-Detached
Bungalow in Edinburgh's Renowned Trinity*



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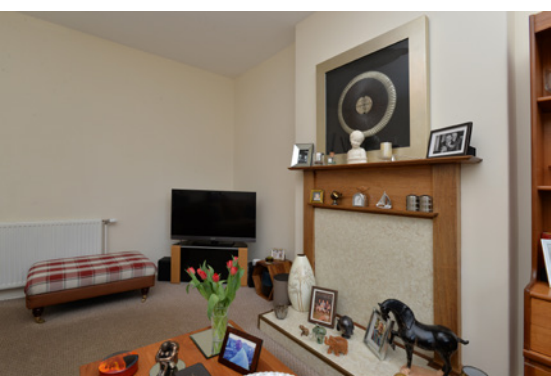


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McEwan Fraser Legal is delighted to present this three bedroom semi-detached bungalow in Edinburgh's popular Trinity Area. The property is in excellent condition however, would benefit from modernisation.

THE LOUNGE



Inside, the property comprises:

- Spacious living area which is front-facing and benefits from a feature mantelpiece and hearth with a blocked chimney which could be reopened if desired. This living room could serve very well as the master bedroom making the house three bedrooms.
- Fully equipped kitchen which provides direct access to the side of the property and connects to the large rear gardens. The kitchen benefits from a freestanding gas hob and freestanding white goods.
- The house benefits from a large rear-facing dining room which would make for an excellent space to accommodate the dining/living room as is adjacent to the kitchen. Accessed via the hallway is a ladder/staircase to the attic which is partially floored.

THE KITCHEN



THE DINING ROOM/BED 3





- There are two purposeful bedrooms which are double bedrooms the home does offer flexibility and could serve well as a three-bedroom property given there is a large rear-facing dining room.
- The property is equipped with a three-piece shower room which is in good condition yet would benefit from modernisation.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

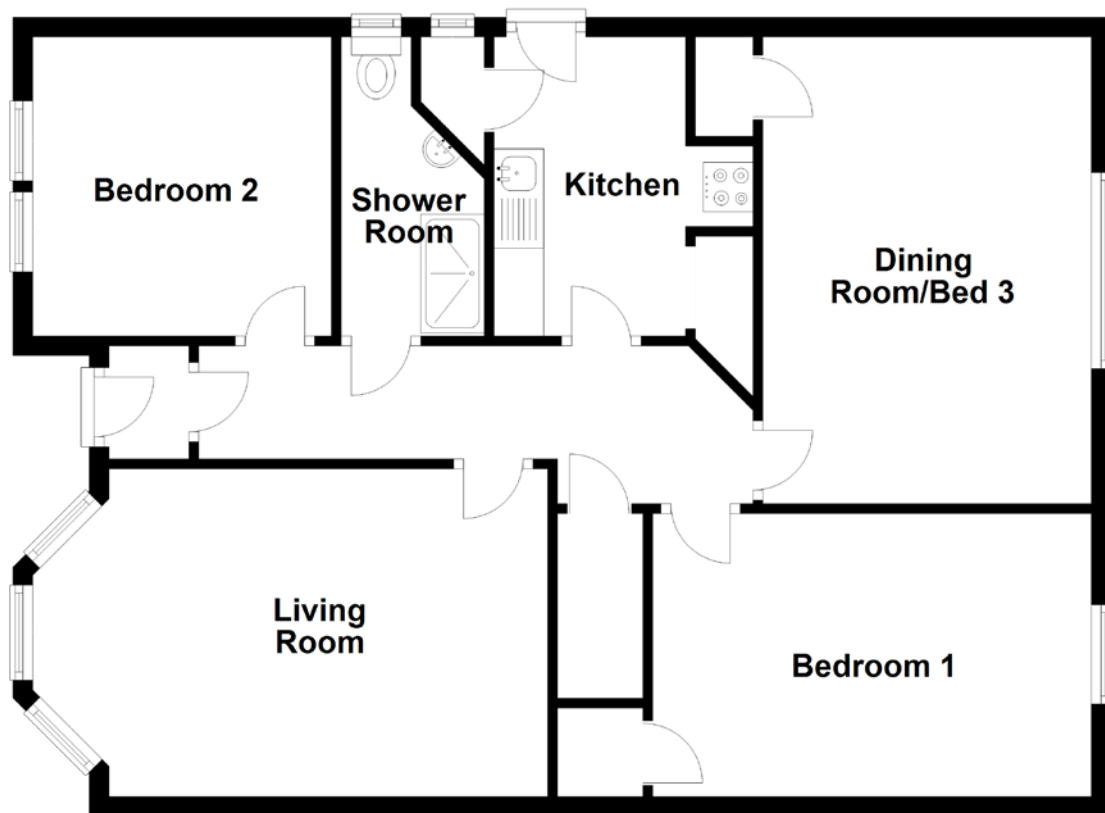


It is worth noting that the property is in excellent condition however, would benefit from modernisation and provides an excellent opportunity for a rear extension (with all permissions acquired). The house has double glazing and gas central heating systems making for a warm home year-round.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

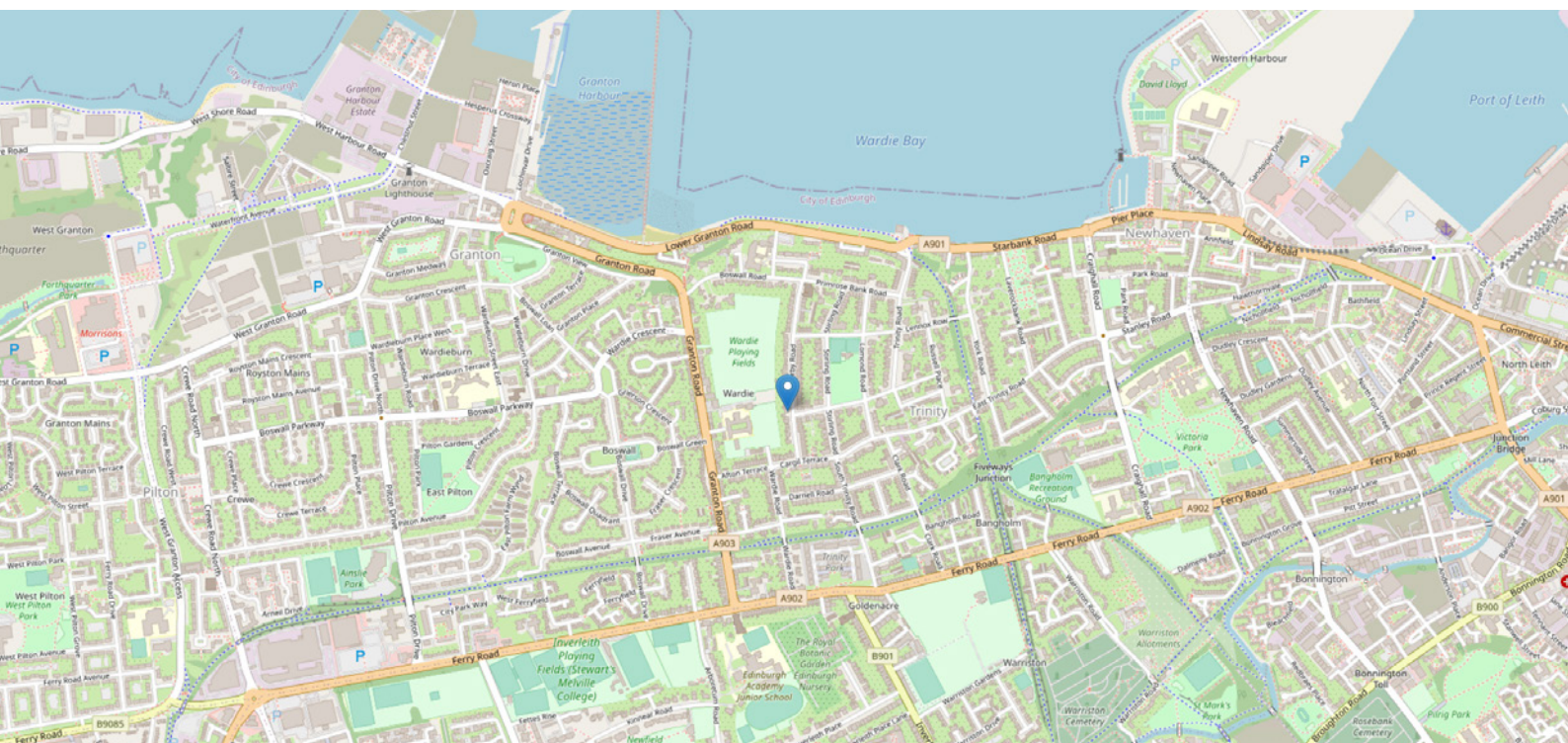


Approximate Dimensions
(Taken from the widest point)

Living Room	5.17m (17') x 3.30m (10'10")
Kitchen	3.01m (9'11") x 1.93m (6'4")
Dining Room/Bed 3	4.70m (15'5") x 3.31m (10'10")

Bedroom 1	4.42m (14'6") x 2.85m (9'4")
Bedroom 2	3.01m (9'11") x 3.01m (9'11")
Shower Room	3.01m (9'11") x 1.44m (4'9")

Gross internal floor area (m²): 85m²
EPC Rating: D



THE LOCATION

There are parts of the city, 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 one.





The district is purely residential in nature and is situated just north of the New Town connected by Inverleith Row. It has a wide variety of substantial property styles ranging from very large detached stone built villas to spacious flatted properties, all completed before the turn of the century.

From Inverleith Row, the trip into the city centre might take as little as ten minutes using one of the many and frequent bus services that pass through the district. Being located on Ferry Road, travel to the east and west side of the city cannot be simpler or more convenient.

For those who enjoy open air facilities, there are the Botanic Gardens and Inverleith Park nearby. The walkways created on some of Edinburgh's old railway lines which radiate out from Warriston offer country like walks yet are within the very heart of the city. All things considered, this is a peaceful, quiet, convenient and well-established area surrounded by excellent services and amenities and within the easiest possible reach of the city centre. As a consequence of all this, it is a much respected and highly sought after area.



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