



Solicitors & Estate Agents



Offers Over

£299,995

25 Groathill Road North

Drylaw | Edinburgh | EH4 2RR

A fantastic opportunity has arisen to purchase this impressive, well-presented semi-detached villa conveniently located within the popular Drylaw area, close to excellent amenities and commuting links. Offering flexible and well-proportioned accommodation, the property represents a great opportunity for couples and growing families.

-  4 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front, Side and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - C



Description

The accommodation comprises a welcoming entrance hallway with 2 storage cupboards, leading to a bright and spacious dual-aspect reception room featuring a charming log burner. The stylish modern fitted kitchen boasts a Belfast sink and breakfast bar, with a separate utility room providing additional storage and direct access to the rear garden. Completing the ground floor is a versatile dining room/fourth bedroom with fitted wardrobe/cupboard.

A staircase leads to the upper-floor landing, which benefits from 2 further storage cupboards and hatch access to a floored attic, featuring 4 Velux-style windows, power and lighting. The well-proportioned dual-aspect principal bedroom benefits from a fitted wardrobe, alongside two further generously sized double bedrooms. A contemporary bathroom completes the accommodation, fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating and double glazing throughout.



Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the hob, oven and integrated dishwasher.

Gardens & Driveway

A particular highlight of this property is the superb, beautifully maintained rear garden, thoughtfully landscaped to incorporate areas of lawn, patio and decorative stone chippings. Providing an ideal setting for outdoor dining, relaxation and family enjoyment, the garden offers an attractive and versatile outdoor space. A potting shed, wood store and garden shed are also included in the sale. To the front and side, further well-maintained mature gardens feature established lawns, shrubs and trees, while a private driveway provides convenient off-street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





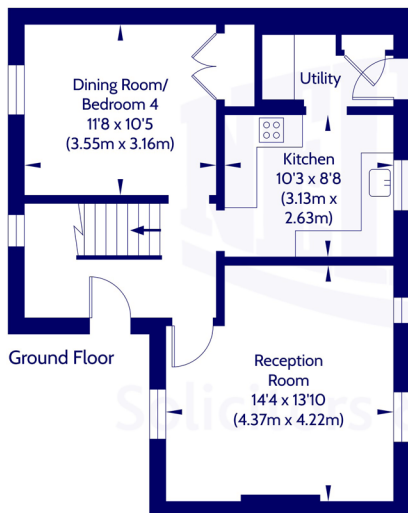
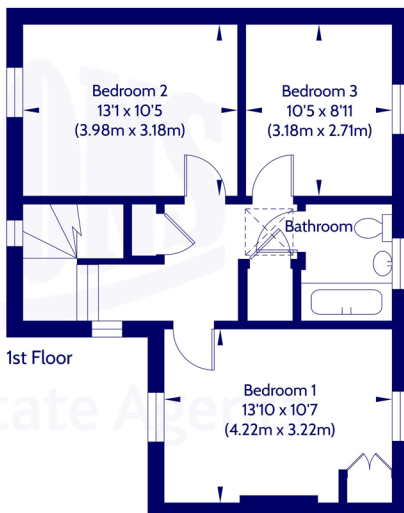
Location

The property is located in the popular residential area of Drylaw. It is within convenient reach of Craigleith Retail Park which hosts many High Street retailer outlets including Sainsbury's, Boots, Marks & Spencer's and a variety of places to eat. There are two Morrisons supermarkets nearby, on Ferry Road and at Granton. The area is well served by educational establishments and there are many frequent bus services to the City Centre and surrounding areas, plus easy access to the North Edinburgh cycle network. The property is near to Ainslie Park Leisure Centre which has swimming and sporting facilities; and is also within easy reach of Inverleith Park, The Royal Botanic Gardens and coastal walks from Silverknowes and Cramond.





Approx. Gross Internal Floor Area 102 Sq M / 1100 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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