

38 Lennox Row
Trinity
Edinburgh
EH5 3LT









38 Lennox Row is a superb and spacious traditional terraced main door upper villa quietly located in the much sought after Trinity area of Edinburgh. Trinity lies only about one and a half miles north of the City Centre and offers a good variety of local shops and amenities including a Mr Eion coffee shop. A wider selection of amenities is available in both Goldenacre and Stockbridge. There are a number of buses running close by which provide quick and easy access to the city centre and other areas, the no.23 terminus is approximately a 1 minute walk away.

A variety of well regarded Primary and Secondary schools are located nearby including Wardie Primary, Trinity Secondary school, Edinburgh Academy and Fettes College. The property is also well placed for the private Lomond Park, for which residents can apply for membership of the park. Lomond Park also features a tennis and bowling club. The Royal Botanic Gardens and Inverleith Park are both close by.



Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities including a large partially floored attic. Partial sea views from the rear windows.

All fitted carpets, blinds and light fittings are included in the sale together with the integrated kitchen appliances. Other items may be available by separate negotiation.

Private garden to front and fully enclosed directly accessed private garden with gate to Netherby Lane.







Property Details

- Entrance Vestibule with parquet flooring. Glazed panel door to lower Hall leading to carpeted staircase to upper floor.
- Bright Hall with skylight providing plenty of natural daylight. Edinburgh wall press. Large walk-in storage cupboard with access hatch to large partially floored attic. Deep lateral storage cupboard at high level.
- Bright and spacious Living Room with bay window to front. Feature fireplace with wooden surround and decorative tiles and cast-iron insert housing living flame gas fire. Shelved wall press. Picture rail. Ceiling rose.
- Attractive fitted Dining Kitchen with matching Shaker style wall and base units. Integrated electric hob and double oven. Handcrafted solid ash worktops with Belfast sink and tiled splashback. Separate filtered water tap. Space for dining table and chairs. Window to rear overlooking garden.
- Utility Room with door to porch and rear garden. Fitted wall and base units. Plumbed for washing machine and dishwasher. Worksurfaces with stainless steel sink with drainer and tiled splashback. Combi-gas boiler. Window with views towards River Forth and Fife.
- Porch with door to rear garden. Shelving.
- Primary Double Bedroom with window to front. Feature fireplace with cast iron insert.
- Double Bedroom with window to rear. Feature tiled fireplace. Large triple door fitted wardrobe.
- Good sized Double Bedroom with window to rear. Deep storage cupboard.
- Fourth Bedroom with window to front.
- Family Bathroom with white three-piece suite comprising enamelled steel Bette bath, wash hand basin and WC. Shower compartment with mixer shower. Mirrored bathroom cabinet. Built in cupboard. Extractor. Frosted window to rear.
- Cloakroom with white two-piece suite comprising wash hand basin and WC.





EXTERNAL

There is a private garden to the front of the property with an attractive array of established plants and shrubs.

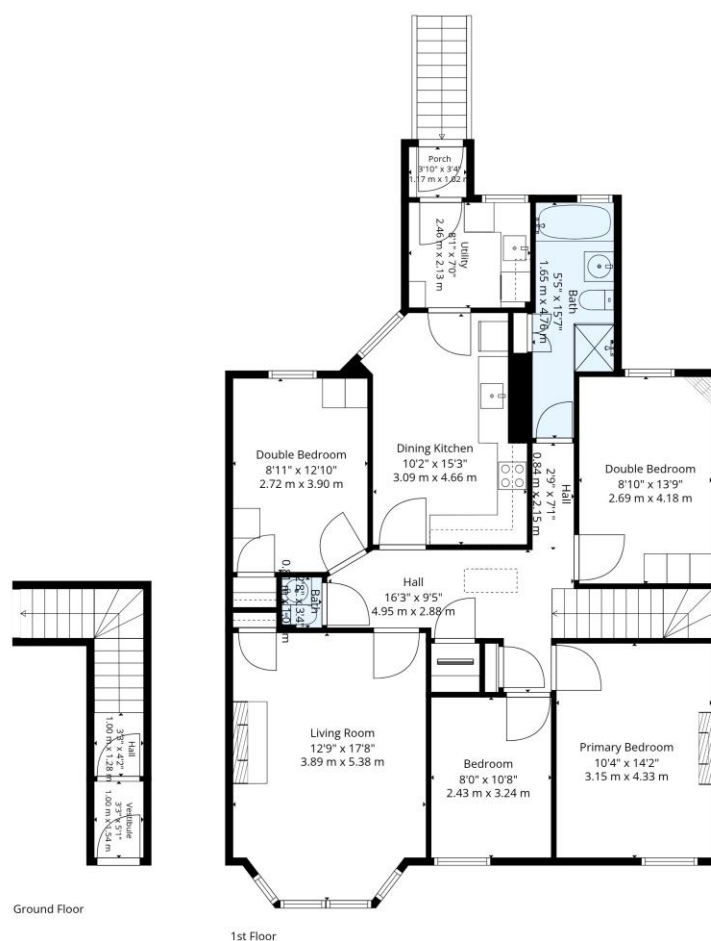
The private rear garden is accessed from the property via an external staircase. The rear garden is fully enclosed and has been block paved for ease of maintenance and bordered with good range of established plants and shrubs (dog rose climbing-up railings to porch will remain). The bike shed is included in the sale together with the wooden swing chair. There is an under-stair cellar accessed from the garden. Garden tap and hose. Rear gate provides direct access to Netherby Lane.

Unrestricted parking is available on Lennox Row and Netherby Road.









Total: 1222 sq. Ft, 114 m2

Ground Floor: 75 sq. Ft, 7 M2, 1st Floor: 1147 sq. Ft, 107 m2
Excluded Areas: Utility: 58 sq. Ft, 5 M2, Porch: 13 sq. Ft, 1 M2, Walls: 106 sq. Ft, 10 m2

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These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

Energy Performance Rating: D

Council Tax Band: E

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked-system has been installed in this property and interested parties should make their own enquiries.

