

1/3 South Street, Bo'ness, West Lothian,

EH51 0EA

T: 01506 826232

E: property@sneddons.com

W: www.sneddons.com



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solicitors & estate agents **S.S.C.**



27 Groathill Road North, Edinburgh

Offers Over £230,000

- Semi Detached Villa
- 2 Double Bedrooms
- Lounge with Log Burner Stove
- Modern Fitted Kitchen
- Sun Room
- Car Port and Garage
- Low Maintenance Gardens
- Early Viewing Advised



27 Groathill Road North, Edinburgh

Description

27 Groathill Road North, is a spacious semi detached villa and is ideally placed for commuting to Edinburgh City centre. The property has been extended to create extra living space and has some lovely features including decorative ceiling cornice, ceiling rose and a log burning stove. It further benefits from gas central heating, double glazing, fresh decor and off street parking. We expect this property to be very popular so early viewing is advised.

Accommodation

The accommodation is arranged over two levels with lower level comprising reception hallway, a spacious and naturally bright lounge with a log burning stove as the focal point, The fitted kitchen has ample base and wall units, complementary work tops, walk in storage cupboard, breakfast bar and a Belling range with five ring gas hob and electric fan assisted oven. Just off the kitchen is the sun room which has patio doors giving access to the rear garden. The WC is accessed from the sun room.

The upper level has two double bedrooms with bedroom one having three built in storage cupboards. The family bathroom is finished to a high standard and has a separate shower unit.

The floored and lined attic has a Velux window and is accessed via a Ramsay style ladder.

Outside

The garden to the front is chipped and provides ample off street parking. There is a car port to the side which has an electric up and over door and gives access to the rear of the property and the timber garage. The enclosed rear garden is also low maintenance and has a paved patio and an artificial lawn.

Local Area

Drylaw is a well established residential area located approximately two miles from the City Centre. Small local shops cater for everyday requirements, whilst the Main Street in nearby Davidsons Mains provides a variety of shops and facilities. Supermarkets within easy reach include Morrison's on Ferry Road and Sainsbury's

at nearby Craighleith Retail Park. Regular bus services run to and from the City Centre and Queensferry Road, a short distance away, is the link for travelling to the Gyle Shopping Centre, the City Bypass, Edinburgh Airport and motorways to the west and over the Queensferry bridge to Fife.

Lounge

4.75m x 3.86m (15'7" x 12'8")

Breakfasting Kitchen

2.36m x 4.95m (7'9" x 16'3")

Sun Room

2.80m x 3.85m (9'2" x 12'8")

WC

1.60m x 1.35m (5'3" x 4'5")

Bedroom 1

3.83m x 3.56m (12'7" x 11'8")

Bedroom 2

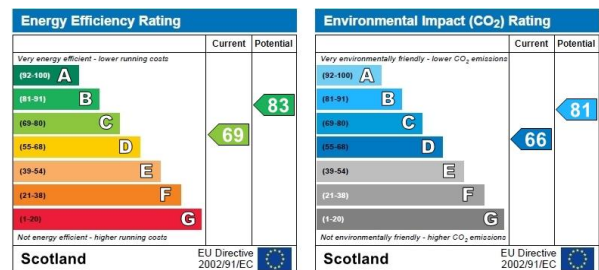
3.48m x 3.20m (11'5" x 10'6")

Bathroom

2.33m x 1.69m (7'8" x 5'7")

Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



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