



Trinity

7 Stanley Road
EH6 4SE



Semi-detached House

OFFERS OVER £795,000

- Entrance vestibule
- Hall
- Livingroom
- Diningroom or bedroom
- Drawingroom
- Kitchen/diningroom
- 3 bedrooms
- Workroom
- WC compartment
- Utility/laundry room
- Bathroom

- Double garage
- Gas central heating
- 3 cellar areas
- Well maintained gardens
- Driveway
- Fine period features



Viewing by appointment with selling agents please call: 0131 253 2379







This fine semi-detached house is situated within the highly regarded Trinity area to the North of the city centre and close to the Firth of Forth. The trendy cosmopolitan area of The Shore is close by and offers a selection of restaurants, bars and bistros. In addition to this the Ocean Terminal Shopping Centre also offers further dining facilities and a selection of stores, multi-screen cinema and gym. Excellent schooling is also provided both at primary and secondary level.

This delightful property is set over 3 floors and sits within well maintained gardens to both the front and rear. The accommodation boasts generous flexible rooms with fine period features making this an ideal family home

Entrance vestibule with original floor tiles, plain cornice and opens to the hallway offering a deep walk-in store cupboard. The livingroom is to the front with a recessed double-glazed window, ornate cornice, ceiling rose, fireplace with living flame gas fire, sanded floor and open display cupboard. To the rear the bright diningroom which could also be used as a bedroom again has a sanded floor, plain cornice, ceiling rose and Edinburgh press. The kitchen/diningroom also to the rear is extensively fitted with wall and base units, Corian work tops, new eye level electric double oven, 5 burner gas hob, chimney style cooker hood, dishwasher and fridge freezer which are all to be included in the sale. From the hallway access is provided to the lower garden level of the property. The lower hallway with tiled floor gives access to 3 large cellar areas/storage which could potentially offer further development subject to planning and consents. There is also access to the garden and a utility/laundry room with Belfast sink, plumbing for automatic washing machine and central heating boiler - the automatic washing machine and tumble dryer are to be included. Bedroom 3 - This room is to the rear with wash hand basin and is currently being used as a home office with workroom

off. The workroom also to the rear offers flexible use. First floor - The landing is naturally lit by a large window to the side of the property. The impressive double windowed drawingroom is to the rear with ornate cornice, ceiling rose, marble fireplace and sanded floor. In addition, this floor also offers 2 double bedrooms to the front with 1 also offering built-in wardrobes. A family bathroom with 3-piece suite and Mira electric shower completes this property. Gardens and double garage The lovely well-maintained rear garden has a patio ideal for al fresco dining, lawn area, mature shrubs, greenhouse and garden shed. Wooden gates at the side of the property gives access to the driveway and double garage at the rear with up and over door, power, light and work bench.

EXTRAS

The white goods aforementioned (no warranties will be given) carpets and curtains.

OFFERS

Offers Over £795,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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