



Charming 2 storey terraced family home

24 Netherby Road, Trinity, Edinburgh

Entrance hall • Impressive sitting room • Family room
Dining room • Kitchen • 4 bedrooms • Family bathroom
and additional shower room • Front and rear gardens
EPC rating = E

Location

Netherby Road is located in the Trinity district of Edinburgh with a fine array of stone built family houses. Located approximately two miles north of the city centre this is a high amenity area with a thriving community with active churches, tennis and bowling clubs, private park, a wide selection of local shops and major supermarkets. The area is particularly well served from an educational point of view with a choice of nurseries, Wardie Primary School and Trinity Academy as well as the Edinburgh Academy, Fettes College, George Heriots, Erskine Stewart's Melville Schools and St George's. There are good transport links with a local bus service (number 23) providing a direct route to the city centre, an extensive network of cycle paths and convenient road access westwards to the City Bypass, Edinburgh Park, Edinburgh Airport and beyond to the Central Scotland Motorway Network. Local amenities include sailing at Granton and the David Lloyd Leisure Centre at Western Harbour.

Description

24 Netherby Road is a charming 2 storey terraced family home offering spacious, bright and flexible accommodation. The property retains much of its original charm with a range of period

features, yet caters well for modern living. With both east and west facing aspects the house benefits from plenty of natural light throughout the day. The accommodation flows well with excellent family living and reception space on the ground floor, while there are 4 comfortable bedrooms and a family bathroom on the upper level.

The house is set back from the road by an easily maintained front garden with a gated path leading to the front door. A mature hedge provides excellent screening also. To the rear of the house there is a charming garden, laid principally to lawn. A gate at the rear leads to a further path with private access to Zetland Place. This path is shared between the neighbouring properties.

Fixtures & Fittings

All fitted floor coverings, curtains, light fittings and white goods are included in the sale

Listing

The property is not listed but lies within the Trinity Conservation Area.

Home Report & Energy Performance.

A copy of the full Home Report and Energy Performance Certificate is available on request.





24 Netrherby Road, Trinity, Edinburgh, EH5 3NA
Gross internal area (approx) 163.13 sq.m (1756 sq.ft)



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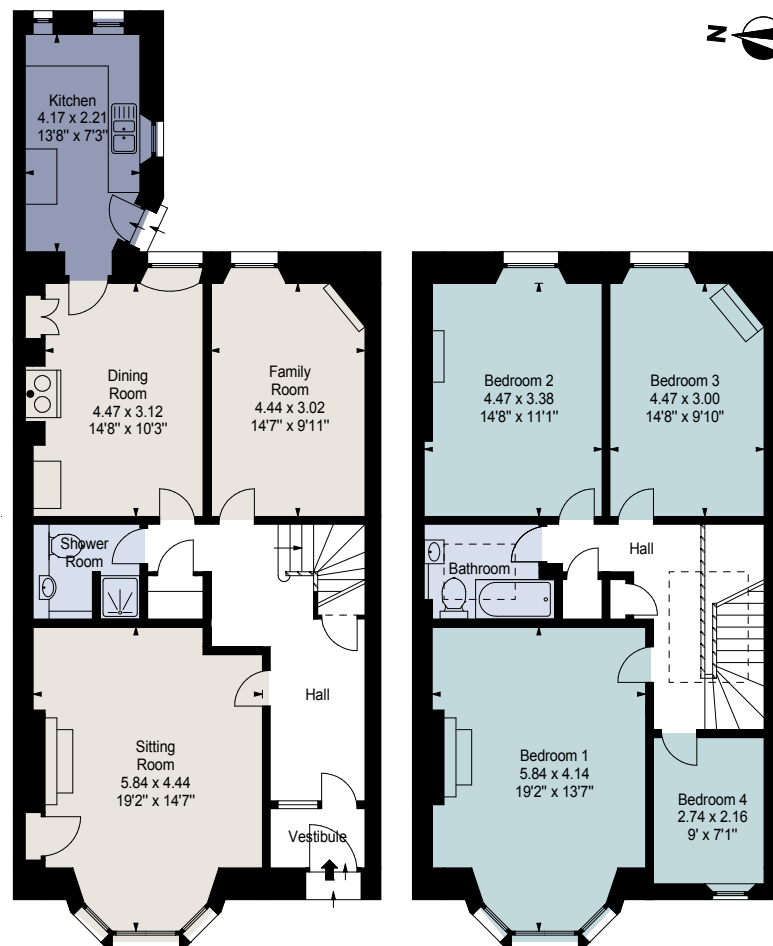
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Ground Floor

First Floor

For identification only. Not to scale. © 918070BF

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