



Beautifully presented mews townhouse

40 Larkfield Gardens, Trinity, Edinburgh, EH5 3QA

Sitting room • Dining kitchen • Master bed with en suite shower room • 2 Further bedrooms • Study/bedroom 4 Family bathroom • Utility room & WC • Excellent storage Single garage with parking • Easily maintained south facing rear garden • Communal woodland gardens • EPC Rating = C

Location

Larkfield Gardens is situated in a prestigious modern development by Cala Homes, in the much sought after district of Trinity, about 2 miles north of the city centre. This is a high amenity residential area with good local facilities as well as regular bus services to and from the city. There is local primary and secondary schooling, falling into the catchment areas for Wardie Primary and Trinity High School, as well as a choice of private schools within close proximity, including The Edinburgh Academy and Fettes College, while George Heriot's and Erskine Stewart's Melville Schools are also within easy reach. The picturesque Newhaven harbour, Ocean Terminal shopping complex, Leith waterfront, Inverleith Park and the Royal Botanic Garden are all within easy reach providing an excellent range of leisure and recreational facilities.

Description

40 Larkfield Gardens is a delightful and beautifully presented modern mews townhouse set over ground, first and second floors set in an exclusive development completed in 2015 by Cala Homes. The property benefits from an abundance of natural light with both south and north facing aspects as well as the sizeable cupola over the stair.

The property is immaculately presented and well proportioned throughout offering spacious, comfortable and flexible family living and reception space complemented by up to four bedrooms, and two bathrooms (one en suite). There is also a useful utility room and separate WC on the ground floor. As well as the elegant sitting room with a southerly outlook, overlooking the garden and the communal woodland garden, a particular feature of the house is the beautifully appointed dining kitchen with patio doors opening to the garden to the rear.

The garden is south facing, and fenced to provide excellent privacy. There is a gate leading directly to the communal woodland garden also. The single garage is located close by and has off-street parking in front.

Fixtures & Fittings

All fitted floor coverings, curtains, blinds, integrated white goods and light fittings, excluding the lights in the kitchen and master bedroom, are included in the sale.





40 Larkfield Gardens, Edinburgh, Midlothian, EH5 3QA
Gross internal area 147.80 sq.m (1591 sq.ft)
Garage Gross internal area 17.47 sq.m (188 sq.ft)



For identification only. Not to scale. © 191125BF

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