



**LEITH
33 TRAFALGAR LANE
MID TERRACED TOWNHOUSE
FIXED PRICE £225,000**

Viewing is recommended of this superb and well presented contemporary terraced townhouse set over three floors. The property is quietly situated in Trafalgar Lane close to excellent amenities and the fashionable Shore area.

The area is well placed for local shopping with Tesco, Morrisons and Asda all a short distance away. The nearby Ocean Terminal offers a wide range of High Street stores along with bars, bistros and a multi screen cinema. A regular bus service provides easy access to the City Centre and surrounding areas. Primary and secondary schooling is also within easy reach of the property. Local recreational facilities include The Water of Leith Walkway, various parks, health and fitness clubs and swimming.

The accommodation in brief comprises: vestibule, hall, WC/utility-room, bedroom four/study with French doors to secluded decked patio garden, generous dining lounge with French door to ornamental balcony, modern well fitted kitchen with appliances, master bedroom with decked balcony off, stylish en-suite and large walk in wardrobe, two further double bedrooms and bathroom with shower.

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GROUND FLOOR

VESTIBULE Approx. 5'8" x 4'2"

A double glazed door opens to the vestibule with feature brick wall a second door opens to the hall.

HALL

A welcoming entrance hall with lots of natural light which is enhanced by block glass tiles set into the external wall. The hall gives access to bedroom four/study and the WC/utility room. A carpeted staircase with painted wooden balustrade leads to the upper level. There is also a radiator and a good sized storage cupboard with light.

BEDROOM FOUR/STUDY Approx. 8'7" x 7'5"

This flexible room is currently used as a study but would equally suit as a bedroom. There is a radiator and patio doors open to a decked and secluded patio garden.

WC/UTILITY ROOM Approx. 8'10" x 5'6"

Fitted with a WC, wash hand basin and radiator. The rear wall has a full length worktop with splashback tiling and housing underneath for an automatic washing machine and tumble drier.

FIRST FLOOR

The upper landing gives access to the kitchen, lounge and bedroom three.

LOUNGE Approx. 16'6" x 14'9"

A bright room with two radiators, enjoying lots of natural light from a front facing window and a French door with glazed matching panel to an ornamental balcony. As you will see from the dimensions this is a really generous room with ample space for formal dining.

KITCHEN Approx. 14'3" x 5'11"

A modern and stylish kitchen with rear facing high level window, inset ceiling downlights, vinyl flooring and radiator. Fitted with a good range of base units and wall units with under pelmet lighting, the splashback areas are attractively tiled and complementary work surfaces incorporate a 1½ stainless steel sink and drainer. The appliances include an electric oven and a stainless steel gas hob with a chimney style extractor over.

DOUBLE BEDROOM THREE Approx. 13' x 8'8"

A good sized double bedroom situated to the rear with side facing window and radiator.

SECOND FLOOR

The carpeted stair with wooden painted balustrade continues to the next level. The landing area gives access to the master bedroom, bedroom two and bathroom.

MASTER BEDROOM Approx. 14'10" x 12'2"

A lovely generous room with glazed door and matching glazed panel opening to a decked and railed balcony. A further feature of this room is the large walk in wardrobe with shelving, rail and light. There is a radiator and a door to the en-suite.

EN-SUITE Approx. 6'1" x 5'2"

An internal room fitted with a WC, wash hand basin, mirrored cabinet and a corner shower cubicle housing a mains shower. There is vinyl flooring, chrome ladder style radiator and extractor fan. The walls are attractively tiled and finished with a border tile.

DOUBLE BEDROOM TWO Approx. 11'6" x 8'8"

Also of good proportions, this double bedroom is situated to the rear and benefits from built in wardrobes with mirrored sliding doors, side facing window and radiator.

BATHROOM Approx. 10'3" x 5'10"

A rear facing room fitted with a wash hand basin, WC, mirrored cabinet and a bath with electric shower over. The walls are fully tiled and finished with a border tile. There is also a high level window, chrome ladder style radiator, shaver socket and extractor fan.

OTHER

As mentioned there is a decked patio garden to the rear accessed from bedroom four/study. There is also an undercover monoblocked drive-in to the front of the property which provides parking for up to two cars.

VIEWING

By appointment telephone Beveridge & Kellas on 0131 554 6321

HOME REPORT

A Home Report is available for this property - please contact Beveridge & Kellas for more information by calling 0131 554 6321 or by emailing a.connery@beveridgekellas.com or property@beveridgekellas.com.

SURVEYORS

Please contact solicitors (0131) 554 6321.

POST CODE

EH6 4DJ

OFFERS

A Fixed Price of £225,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.

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.