



**LEITH**  
**113 HERMITAGE PARK GROVE**  
**END TERRACED HOUSE**



**OFFERS AROUND £130,000**



This super end terraced house is situated within a modern mature development and occupies a lovely position with pleasant leafy outlooks. The property has private gardens to the front, side and rear along with two private parking spaces. There is also the benefit of gas central heating, double glazing and good storage facilities.

The development is within the district of Leith to the east of the City Centre. There are local shops, banking and post office facilities available for everyday needs with more extensive shopping close by at both Morrisons at Piershill and Sainsbury's at Meadowbank Retail Park. The Ocean Terminal in Leith is also within easy distance and offers a wide range of High Street stores along with a multi screen cinema, bars and bistros. Leisure facilities in the area include Craighentiny Golf Course, Meadowbank Sports Stadium and the wide-open spaces of Leith Links and Lochend Park. Regular public transport provides easy access to the City Centre and surrounding areas and by road the City Bypass is within easy reach providing links throughout the Lothians and to the Central Motorway Network.

The accommodation in brief comprises: vestibule with side facing window, lounge with staircase to upper level and access to the kitchen, upper-landing with good storage, good sized double bedroom, bathroom with coloured suite and storage attic.

## OFFERS AROUND £130,000

The property is entered via a double glazed door with decorative glass insert.

### VESTIBULE Approx. 4'11" x 4'2"

With side facing window and laminate flooring. There is also a low level storage cupboard housing the electrical switchgear and a glazed door gives access to the lounge.

### LOUNGE Approx. 12'9" x 11'5"

A bright room with two front facing windows giving a pleasant leafy outlook over the front garden and communal landscaped areas. A feature of the room is the fire surround with wooden mantle and marble hearth. There is also laminate flooring, staircase to the upper level and a door to the kitchen.

### KITCHEN Approx. 10'10" x 5'1"

This room has a side-facing window and is fitted with a selection of wall and base units complete with complementary work surfaces. The appliances include an electric cooker with overhead extractor, automatic washing machine and fridge. The flooring is laminate and there is tiling to the splashback areas and further storage from a generous walk in cupboard.



### UPPER LANDING

Giving access to the bedroom, bathroom and a ceiling hatch gives access to the attic space. There are also two storage cupboards one of which also houses the central heating boiler.

### DOUBLE BEDROOM Approx. 11' x 10'2"

A generous and bright double bedroom with a front and a side facing window. There is a storage cupboard providing hanging and shelf space and the flooring is laminate.

### BATHROOM Approx. 6'9" x 6'4"

This room is situated to the rear and is fitted with a coloured three-piece suite comprising bath with shower attachment, WC and wash hand basin. The splashback areas are tiled as is the floor and there is a wall mounted electric wall heater.

### ATTIC

Accessed from a ceiling hatch in the upper hall providing useful additional storage space.

### GARDEN



There are well tended walled garden areas to the front, side and the rear enjoying sunshine for most of the day. The front garden has a rockery housing a selection of seasonal flowers and shrubs and there are paved areas. From here there is gated access to the rear garden area which is paved and chipped for ease of maintenance and houses a garden shed which is to be included in the sale.



### RESIDENTS ASSOCIATION

The residents association arrange landscaping of the development at approximately £60 per annum. (Please note that the annual fee has been paid till July 2011).

### VIEWING

By appointment please call Beveridge & Kellas on 0131 554 6321 or client direct on 0781 3154 491.

### EXTRAS

The sale includes the aforementioned garden shed, fridge, automatic washing machine along with carpets, curtains and blinds.

### 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

EH16 8DX

### OFFERS

Offers around £130,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith, LP4 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.