

**3 Hermitage Park Grove  
Edinburgh  
EH6 8DU**

Offers Over £210,000



Charming 2 bed mid terrace house situated in the area of Leith

**Viewing:**

By appointment with Agent

**11 – 15 Easter Road  
EDINBURGH  
EH7 5PJ**

**Tel. 0131 652 1166  
Fax. 0131 652 1199**

The property includes a cosy Living Room ideal for relaxation and entertaining. There are two fair-sized bedrooms, perfect for family or guests. Good-sized kitchen with plenty of storage and workspace. The property also boasts a rear private garden perfect for outside relaxation. Outside the property there is a dedicated parking space for convenience.

This lovely home is ideally situated within easy reach of a variety of local amenities, making it the ideal location for many.

**Local Amenities:**

Enjoy convenient access to shopping facilities, with options available in Leith and the Meadowbank Retail Park.

**Transport Links:**

Excellent transport connections ensure easy commuting to the city centre.

**Schools:**

Benefit from reputable primary and secondary schools nearby.

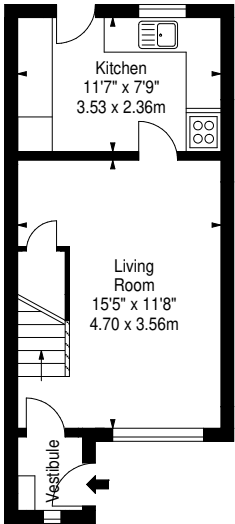
**Outdoor Spaces:**

Just a short walk from the open spaces of Leith Links and Lochend Park, perfect for leisurely walks, picnics, and outdoor activities.

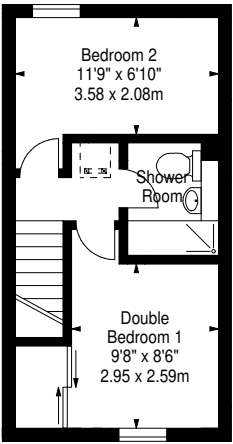
**Hermitage Park Grove,  
Edinburgh,  
Midlothian, EH6 8DU**



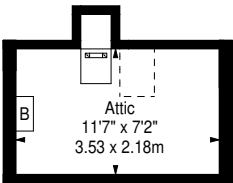
Approx. Gross Internal Area  
576 Sq Ft - 53.51 Sq M  
Attic  
Approx. Gross Internal Area  
89 Sq Ft - 8.27 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor



Attic



While all reasonable steps have been taken to ensure the accuracy of the information given in this Schedule, it should be noted that the information given is subject to the normal limitations of the instruments used to produce all measurements used in this Schedule and the veracity of information supplied by other parties. In the event that any given statement is critical to your interest in the subjects described in this Schedule, we would be pleased to give further information at your request at the earliest possible opportunity. Where the property has been altered or extended or any part thereof renewed or replaced, no warranty is given that the documentation relating thereto will be made available to the seller. It should be noted that the services and appliances have not been tested and no warranty is given as to their suitability, order or condition. You are urged to seek the advice of the appropriate Council in relation to Council Tax banding and the charge which will be applicable to the subjects at the time of your intended purchase. Whilst these particulars are believed to be correct, they are not warranted and will not form or constitute part of any contract.