



5 Wardie Dell, Edinburgh, EH5 1AE

Well-presented four-bedroom townhouse with west-facing garden, driveway and garage

URQUHARTS
EDINBURGH



DESCRIPTION

5 Wardie Dell is an attractive and generously sized four-bedroom townhouse, forming part of an established development with front and rear gardens, driveway and garage. The property is superbly situated in the desirable Trinity area with excellent local amenities, schools and transport links offering easy access to the city centre and further afield.

Entrance vestibule and hall with large under stair cupboard; and a home office, which could be used as bedroom four, with patio doors out to the rear garden. On the first floor, a bright open plan living room / dining room opening out to a spacious balcony overlooking the rear garden; fitted kitchen with wall and base units and integrated appliances; and a WC. On the second floor, two good-sized double bedrooms both with built-in wardrobes; single bedroom three; and a shower room with three-piece suite.

ACCOMMODATION

Entrance vestibule & hall. Living room / Dining room. Kitchen. Three bedrooms. Office/bedroom 4. Shower room. WC

Gas central heating. Double glazing. Well-maintained front and rear gardens with the enclosed rear garden with artificial lawn, patio area and mature borders. Driveway and garage with on street parking available. Residents' association. Landscaped communal garden grounds and dell within the development.

LOCATION

Wardie Dell is situated in the much sought-after residential area of Trinity, approximately 2 miles northwest of the city centre. Efficient services run to the city centre and beyond, and local shops cater for everyday needs, with 24hr ASDA at Newhaven, Lidl and Morrison's supermarket nearby. For more extensive shopping facilities, Craigleith Retail Park and Ocean Terminal shopping complex are a short distance away. The recreational spaces of The Royal Botanic Gardens, Victoria Park and Inverleith Park are within proximity, and there are leisure facilities at David Lloyds at Newhaven, Ainslie Park Leisure centre and Urban Village Hotel. Pleasant walks can be enjoyed along the nearby Wardie Beach and Granton Harbour,





the Water of Leith pathways and Silverknowes & Cramond promenade. Catchment schools include Wardie Primary, Holy Cross RC Primary, Trinity Academy and St Thomas of Aquin's R High School are the catchment schools with private schools nearby, including The Edinburgh Academy, Erskine Stewart's Melville Schools, and Fettes College. Easy access to links to the major motorway networks, west towards Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing, and east towards the East Lothian countryside, beaches, and golf courses, and the A1

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

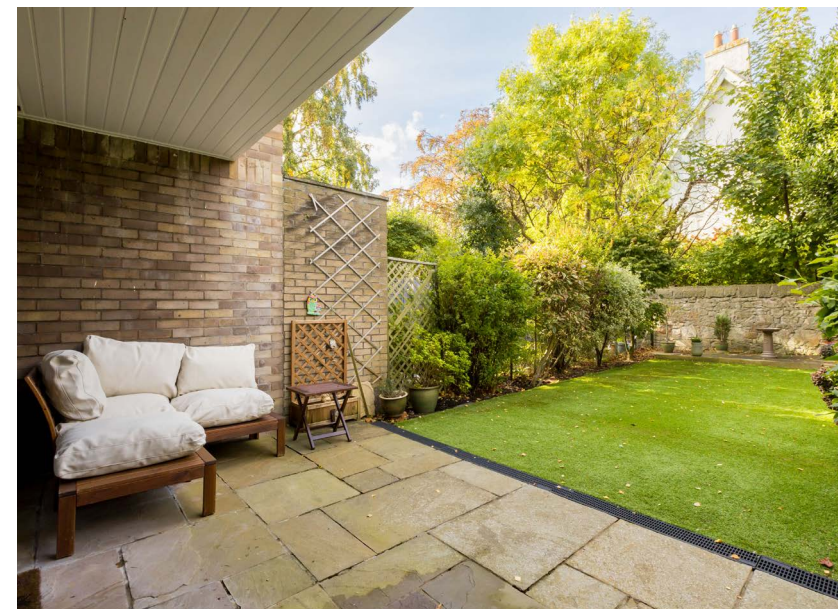
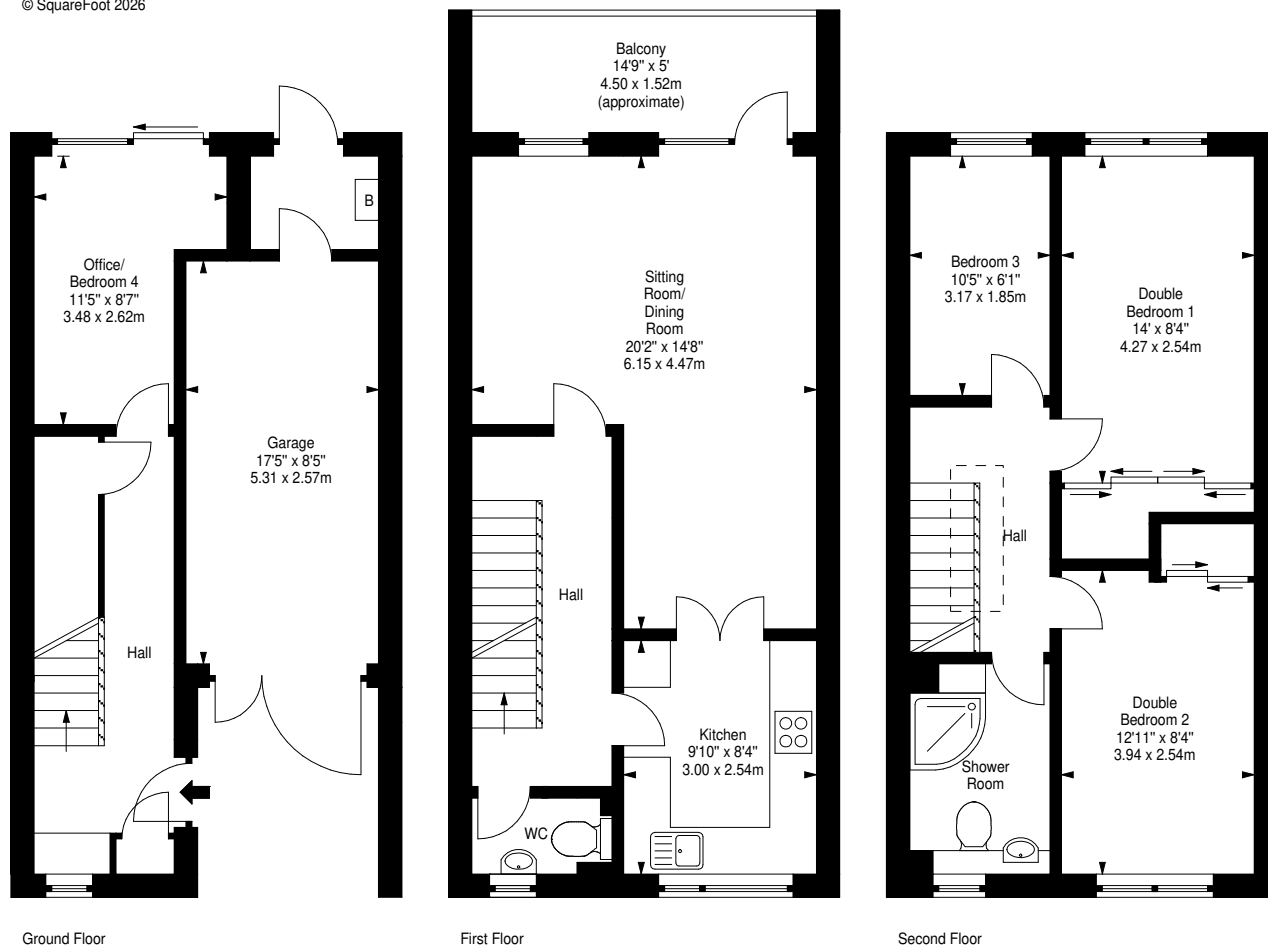
The property has a Council Tax Band E
The property has an Energy Rating Category C
Tenure Freehold



5 Wardie Dell,
Edinburgh,
Midlothian, EH5 1AE



Approx. Gross Internal Area
1108 Sq Ft - 102.93 Sq M
Garage
Approx. Gross Internal Area
172 Sq Ft - 15.98 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

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