



12 Grierson Avenue

Edinburgh, EH5 2AP



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99sqm

EPC

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AS Anderson
Strathern

12 Grierson Avenue

Edinburgh, EH5 2AP

Welcome to 12 Grierson Avenue, a bright and spacious three-bedroom semi-detached home, peacefully positioned within a desirable residential setting just north of Edinburgh city centre. Offering flexible accommodation, generous room proportions and excellent outdoor space, this property presents an ideal opportunity for families seeking a well-connected yet tranquil place to call home.

The accommodation is entered via a welcoming entrance hall, which leads to a versatile sitting room positioned to the front of the property and a spacious living room to the rear. The sitting room offers excellent flexibility and could easily be utilised as a formal dining room, family room or home office to suit individual requirements. Completing the ground floor is a well-proportioned kitchen with ample storage, generous worktop space and room for everyday dining. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Outside, the home enjoys generous private gardens to the front, side and rear, providing excellent opportunities for relaxation, gardening and outdoor entertaining during the warmer months. A private driveway and garage further enhance the property's appeal, offering convenient off-street parking and additional storage. Further benefits include gas central heating and double glazing.

Property features

- Semi-detached family villa
- Two spacious reception rooms
- Gas central heating
- Double glazing
- Single garage
- Private front, side and rear gardens
- Quiet residential location





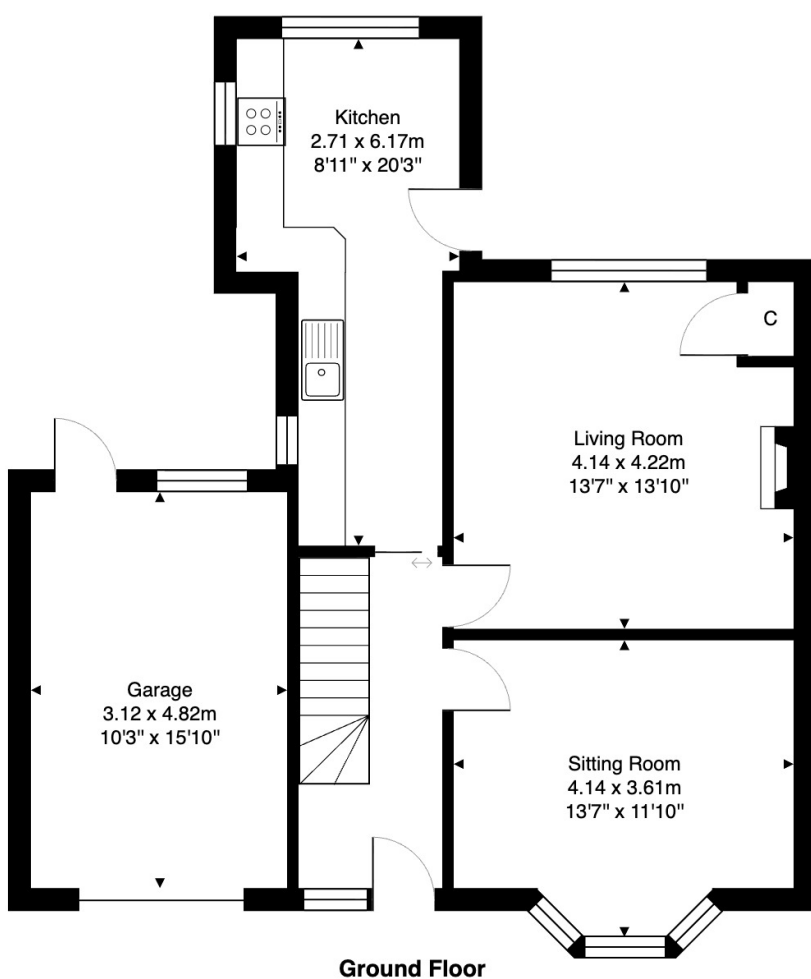
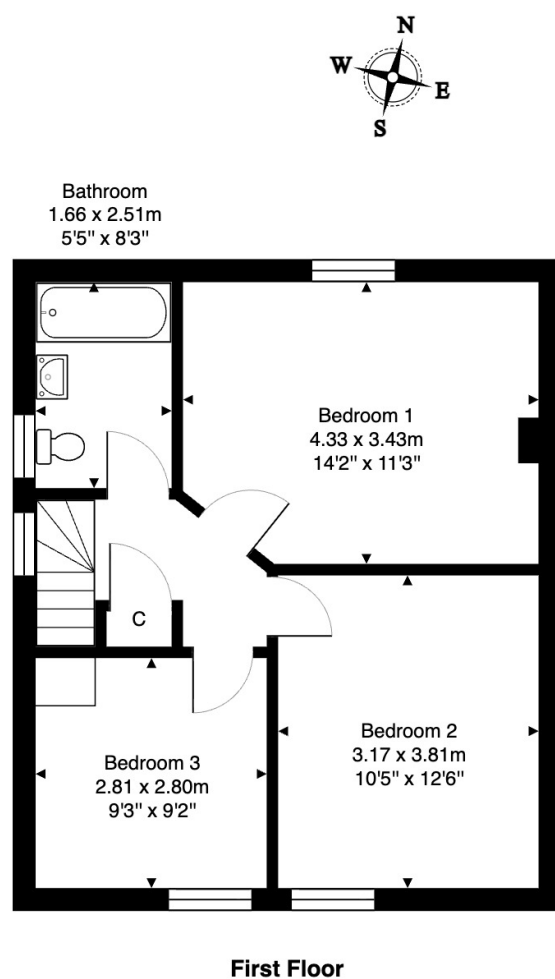


Location

The property lies in the affluent and established district of Trinity Edinburgh about 2 miles from the city centre, close to the Firth of Forth. This is a high amenity district with pleasant leafy streets and a fine local park with an active tennis and bowling club, local shopping at Goldenacre and a Morrisons, Waitrose, Sainsbury's and Asda supermarkets in Ferry Road, Comely Bank, Craigleith and Newhaven respectively. The Royal Botanic Gardens are also within easy reach. The cosmopolitan waterfront in Leith, Granton Harbour, Ocean Terminal shopping and leisure centres are in easy driving distance and there is good road access both to the east and west. Further more specialised shopping including coffee shops, bars and restaurants, are available in nearby cosmopolitan Stockbridge. Excellent schooling is represented in the state and private sector.



12 Grierson Avenue, Edinburgh, EH5 2AP



Total Area: 114.2 m² ... 1229 ft²

All measurements are approximate and for display purposes only.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band E

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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