










Offers Over

**£650,000**

## 31 Claremont Road

Leith Links | Edinburgh | EH6 7NH

Stunning, beautifully presented end-terraced Victorian villa occupying an enviable plot with delightful private walled gardens to the front, side and rear. Quietly positioned within the highly regarded Leith Links district of the city, just a short walk from the delightful open green space of the Links and within easy reach of the city centre and the Shore.

-  4 Bedrooms
-  2 Public rooms
-  2 Bathroom & WC apartment
-  Private Gardens
-  On-street parking
-  EPC Rating –C
-  Council Tax Band - F



## Description

This substantial family home has been extensively upgraded and extended, providing a wonderful opportunity for those seeking a high standard of living in an excellent location, perfect for families or professionals alike and merits internal viewing to be fully appreciated. In true move-in condition, this beautiful home comprises; entrance vestibule and welcoming hallway with useful two-piece WC apartment. There is an elegant, bay-windowed sitting room with feature fireplace, a large dining room, again with fireplace, with a utility room off. Opening from the dining room is the real hub of this fine home – a fantastic stunning kitchen/family room with central island/ breakfast bar and bi-fold doors leading to the extensive rear garden. A hallway to the side offers great storage provisions, currently used as a wine store, with excellent natural light via a large skylight and a door providing direct access to the side street. From the main hall, there is a carpeted staircase leading to the upper floor which houses the principal bedroom with 'his & her' wardrobes together with an en-suite shower room with luxury rainfall shower and skylight providing lots of natural light. There are three further bedrooms, one with bay window formation to the front and a family bathroom with a white three-piece modern suite. In addition, there is a large floored attic, accessed via Ramsay ladders providing excellent storage provisions. Further benefits include double glazing and a gas central heating system with combi boiler and replacement radiators.





## Extras

All fitted floor coverings, blinds and bedroom curtains will be included in the sale together with the integrated appliances.

## Gardens and parking

Enjoying an enviable plot, the low maintenance garden to the front and side has been laid with sandstone paving with decorative raised planters with steps leading to the entrance. The sizeable rear garden enjoys good natural light for most of the day and has been landscaped to include a contemporary paved patio, ideal for outside dining with an expanse of lawn beyond. There is also a large shed which adds useful additional storage. Ample on-street parking is available to the front and side (Prospect Bank Crescent).

## Viewing

By appointment with Neilsons on 0131 625 2222.





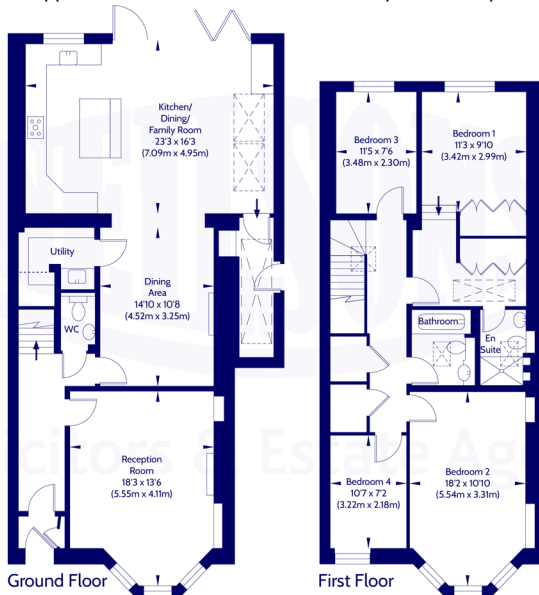
## Location

Claremont Road is well placed within the desirable residential district of Leith Links, lying east of Edinburgh's city centre. There is an excellent selection of shops and services within walking distance with the city centre easily accessible by way of frequent public transport. The delightful open space of Leith Links is within easy reach and slightly further afield is the cosmopolitan Shore area of the city hosting an array of bars, bistros and restaurants together with the Royal Yacht Britannia and Ocean Terminal, home to department stores, a cinema complex, gym and eateries. The city of Edinburgh bypass and A1 are also within easy reach providing an ideal base for the commuter. Reputable schooling ranging from nursery to secondary level is well served within the area.





Approx. Gross Internal Floor Area 171.56 Sq M / 1847 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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