

Jardine Phillips
Solicitors • Estate Agents

INVERLEITH

24 KINNEAR ROAD
EH3 5PE



3



1



2

EPC RATING: F

OFFERS OVER £730,000

PROPERTY DESCRIPTION

- Glazed vestibule leading to wide open hallway with cloaks cupboard & arched nook
- Spacious dual aspect sitting room with square bay and feature gas coal effect fire
- Sunny dual aspect dining room with square bay, feature fireplace and hatch to the kitchen
- Good sized kitchen with wide range of fitted units, appliances, floor mounted boiler and larder cupboard off with access to garden
- Three double bedrooms, all with fitted storage
- Family shower room with feature wall panelling, shower, vanity sink unit & wc
- Huge loft space, ideal for conversion, with dormer windows, built in storage and cupboard housing the hot water tank
- Gas central heating
- A mixture of original sash & case and upvc double glazed windows
- Lawn and pebbled drive to front together with car port for parking
- Large rear garden backing onto playing fields, with patio area, potting shed and wide expanse of lawn surrounded by shrubs, trees & hedging



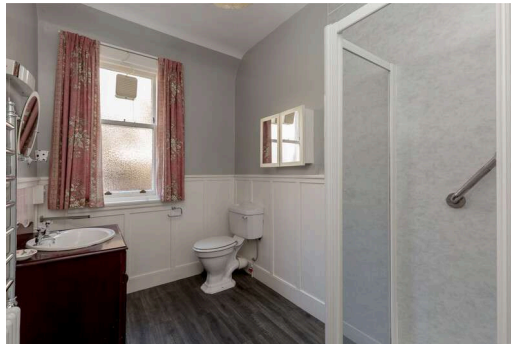
VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





RARELY AVAILABLE, SUPERB THREE BED DETACHED BUNGALOW WITH EXCELLENT POTENTIAL IN PRESTIGIOUS INVERLEITH LOCATION

This three bed, three reception room property, situated in one of Edinburgh's most sought after areas, is ripe for extension and renovation to turn it into a wonderful family home. Set back on its plot with a long driveway to front, a car port and a large lawned garden to rear overlooking playing fields. The house is close to a great range of supermarkets, bars, restaurants & coffee shops in Stockbridge and Craigleith, with excellent schools both in the public & private sector nearby, making it perfect for families. The wide open spaces of Inverleith Park & the Royal Botanic Gardens are also on the doorstep, ideal for those who enjoy the outdoors.

AREA

Inverleith is located to the north of the city centre. Locally there are shopping facilities in nearby Stockbridge & Comely Bank where there is a Waitrose supermarket and a wide choice of specialist shops, cafes, bars & restaurants. Craigleith Shopping Centre is also a short drive away with its numerous retail outlets. The area is served well by both private & public schools, including Flora Stevenson Primary School, Broughton High School, Edinburgh Academy and Fettes College. Recreational facilities include Inverleith Park, the Royal Botanic Gardens and several playing fields, providing significant open green space. There are also numerous bus services available nearby with good access to the central belt motorway network and Edinburgh Airport.

GARDEN

Large rear garden backing onto playing fields, with patio area, potting shed and wide expanse of lawn surrounded by shrubs, trees & hedging

PARKING

Lawn and pebbled drive to front together with car port for parking

EXTRAS

The blinds/curtains, light fittings, hob, freestanding oven, dishwasher, fridge freezer & washing machine are included in the sale.

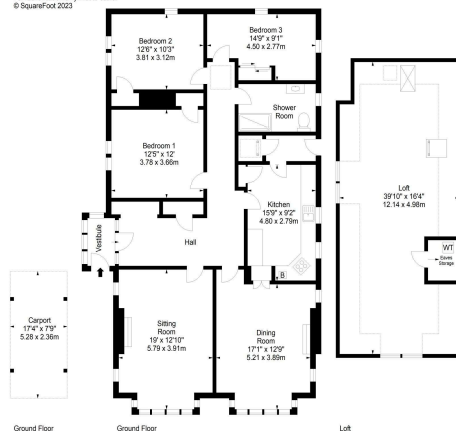
HOME REPORT VALUATION

£750,000



Sitting room	19' x 12'10 (5.79 x 3.91m)
Dining room	17'1 x 12'9 (5.21 x 3.89m)
Kitchen	15'9 x 9'2 (4.80 x 2.79m)
Bedroom 1	12'5 x 12' (3.78 x 3.66m)
Bedroom 2	12'6 x 10'3 (3.81 x 3.12m)
Bedroom 3	14'9 x 9'1 (4.50 x 2.77m)
Loft space	39'10 x 16'4 (12.14 x 4.98m)
Car port	17'4 x 7'9 (5.28 x 2.36m)

Kinnear Road,
Edinburgh
Midlothian EH3 5PE
SquareFoot
Approx. Gross Internal Area
2063 Sq Ft - 191.66 Sq M
Loft
Approx. Gross Internal Area
684 Sq Ft - 63.11 Sq M
Carport
Approx. Gross Internal Area
134 Sq Ft - 12.45 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

