

**59/2 Groathill Road  
North  
Edinburgh EH4 2RZ  
Offers Over £100,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included
- Two double bedrooms
- Fully tiled shower room fitted with two-piece suite
- Gas central heating and double glazing
- Communal drying green
- Free on-street parking





## Flat

Blair Cadell are delighted to bring to market this ground floor two-bed flat in the heart of Drylaw. Whilst in need of some renovation work, the property is ideally placed for swift access to the city centre and is a great opportunity.

The accommodation comprises of a large living/dining room with access to the front garden through sliding doors. A galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale. There are two generous double bedrooms with the master featuring fitted wardrobes. A fully tiled shower room with a two-piece suite. Gas central heating and double glazing throughout. Communal drying green to the rear of the property. \*Strictly sold as seen with no warranties given for systems or appliances\*

Groathill is situated in the area of Drylaw approximately two miles north of the city centre. As well as having a large Morrisons and Little Waitrose petrol station minutes away, the area is ideally situated to take advantage of excellent local shopping which can be found in the nearby district of Stockbridge, with its fantastic selection of specialist shops, restaurants, cafes and Waitrose superstore. Additional shopping can be found at Craigleith Retail Park which houses a large Sainsbury's and a Marks and Spencer and is just a 5 minute walk from the property. The Western General Hospital is within close proximity together with reputable schooling, catering for all age groups. A variety of recreation facilities are also available in and around the area, including Inverleith Park, The Royal Botanic Garden, the Water of Leith Walkway, and a range of health and fitness clubs. Fettes benefits from convenient public transport links across Edinburgh, as well as swift access to the City Bypass and International Airport.

**Viewing by appointment on 0131 337 1800**





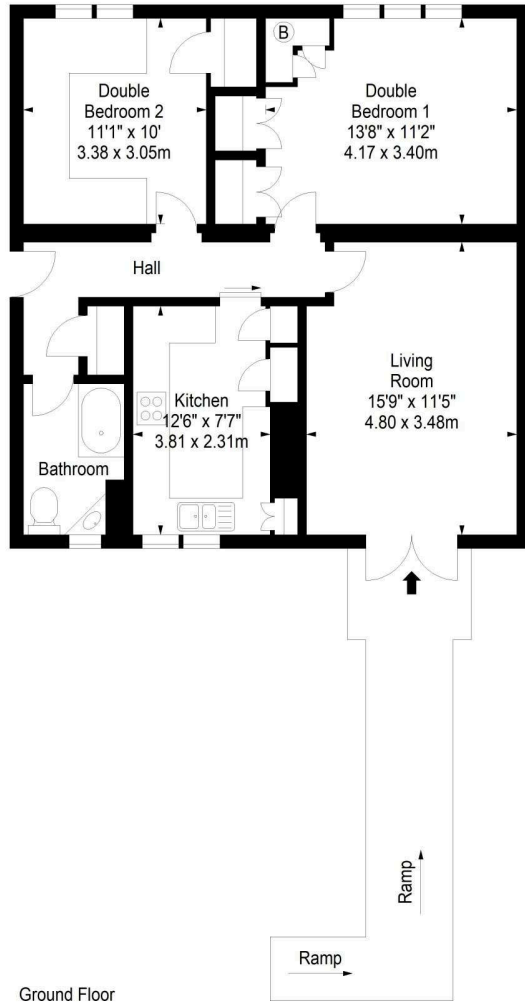
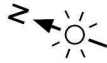




Groathill Road North,  
Edinburgh,  
Midlothian, EH4 2RZ



Approx. Gross Internal Area  
763 Sq Ft - 70.88 Sq M  
For identification only. Not to scale.  
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