



I Afton Place
Edinburgh, EH5 3RB



"An excellent opportunity has arisen to purchase this spacious semi-detached bungalow located in a quiet cul-de-sac"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- GARAGE AND DRIVEWAY





1 Afton Place, Trinity, Edinburgh, EH5 3RB





LOCATION

Situated approximately 2 miles North-West of the City Centre, Trinity is one of the most prestigious and sought-after residential areas in Edinburgh. A wide range of local amenities are available at nearby Goldenacre as well as trendy Stockbridge which offers a range of specialist shops, bars and restaurants. Supermarket shopping is well catered for in the area: Morrisons on Ferry Road; Waitrose at Comely Bank; Sainsbury's, M&S Food Hall, and Boots at Craighleith Retail Park; and Asda at Newhaven. Ocean Terminal retail and leisure complex is a short drive away and offers high street shops, a multiplex cinema, restaurants and cafes. The Tram into the City Centre starts here. Located nearby is Lomond Park which includes bowling and tennis clubs. As well as this, Victoria Park, The Royal Botanic Gardens, Inverleith Park, and Water of Leith Walkway and Cycle Path are all in the vicinity. Schooling is well catered for with well-regarded primary and secondary schools available within close proximity such as Trinity Primary and Trinity Academy. As well as regular bus service into the city centre and surrounding areas, easy access to the nearby A902 Ferry Road provides links to the City Bypass, Edinburgh International Airport, Forth Road Bridge and major motorway networks.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F,



DESCRIPTION

An excellent opportunity has arisen to purchase this spacious semi-detached bungalow located in a quiet cul-de-sac within a sought-after residential area. The property would provide an ideal family home and early viewing is recommended. The accommodation comprises: welcoming entrance vestibule; hallway with small cupboard under the stairs; bright and spacious living room with feature fireplace; dining room with space for large table and chairs; kitchen with door to rear garden; two double bedrooms downstairs facing to the rear and a shower room; upstairs there are two large double bedrooms

The property benefits from double glazing and gas central heating. There is a easily maintained garden to the front of the property and sunny enclosed garden to the rear. A monobloc driveway provides parking and leads to the generous garage.

EPC RATING

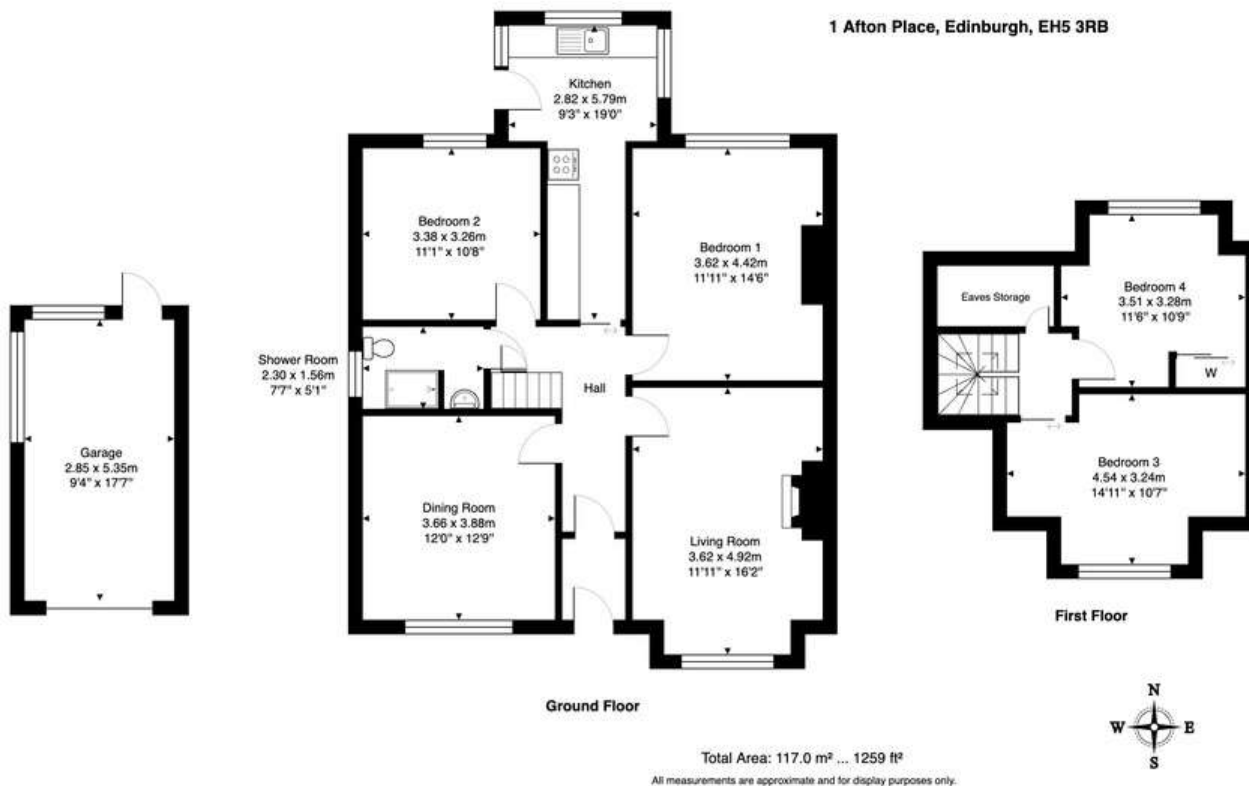
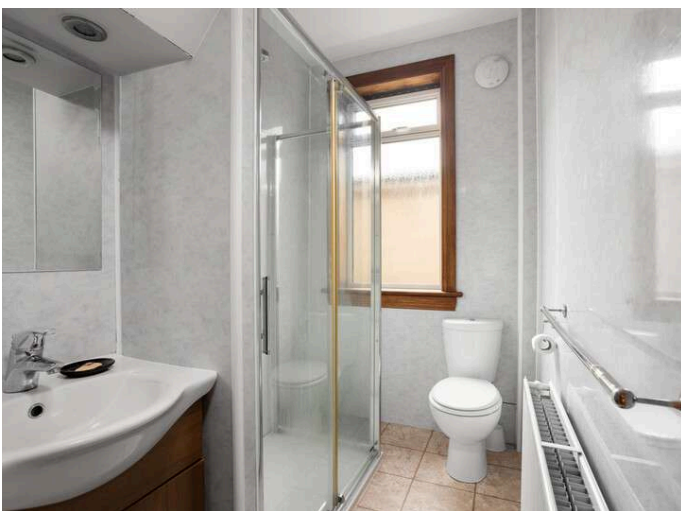
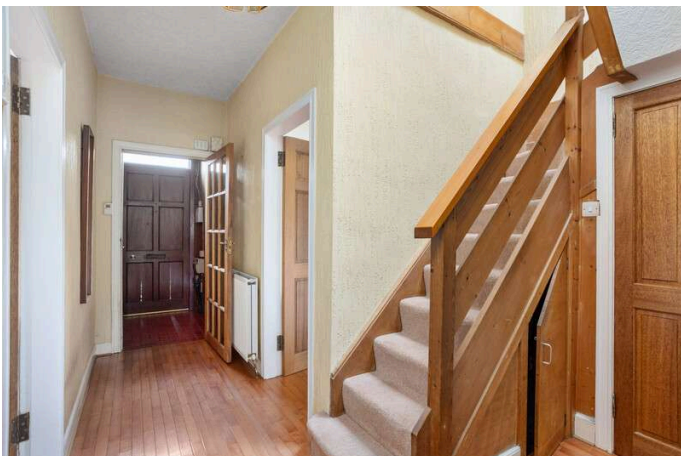
The energy efficiency rating for this property is band D.





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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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