

**8 Fraser Grove, Trinity
Edinburgh, EH5 2AL**

OFFERS OVER £310,000



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- Quietly located 1920's semi-detached villa
- Living room and separate kitchen
- 3 bedrooms and downstairs bathroom
- Gas central heating and double glazing
- Requires improvements and offers great potential to extend
- Popular estate within easy reach of amenities
- Excellent bus services and near cycle network
- EPC D

Description

Occupying a large corner plot, this 1920's semi-detached villa offers tremendous scope for extension (subject to necessary consent). The well-proportioned accommodation (78sqm) would benefit from further improvements and would suit a variety of buyers. There is a living room, separate kitchen and bathroom/shower on the ground floor. Two double bedrooms and a large single bedroom are found upstairs.





Central Heating and Double Glazing

Gas central heating and UPVC replacement double glazing.

Garden

This is a very generous triangular shaped garden plot with mature hedging and lengthy gated driveway.

Location

Number 8 enjoys a prime location at the head of a small cul-de-sac in a quiet residential setting with numerous mature trees. Trinity is approximately 2 miles north of Edinburgh's city centre and lies midway between Golden Acre/Ferry Road and Newhaven Harbour. There are ample local amenities including schools, pre-school facilities and large supermarkets. Off-road walkways/cycle tracks intersect the area and excellent bus services operate.

Council Tax and EPC

It is in Council Tax band A and has a D-rated Energy Performance Certificate.

Extras

Carpets and the cooker are included in the sale price.

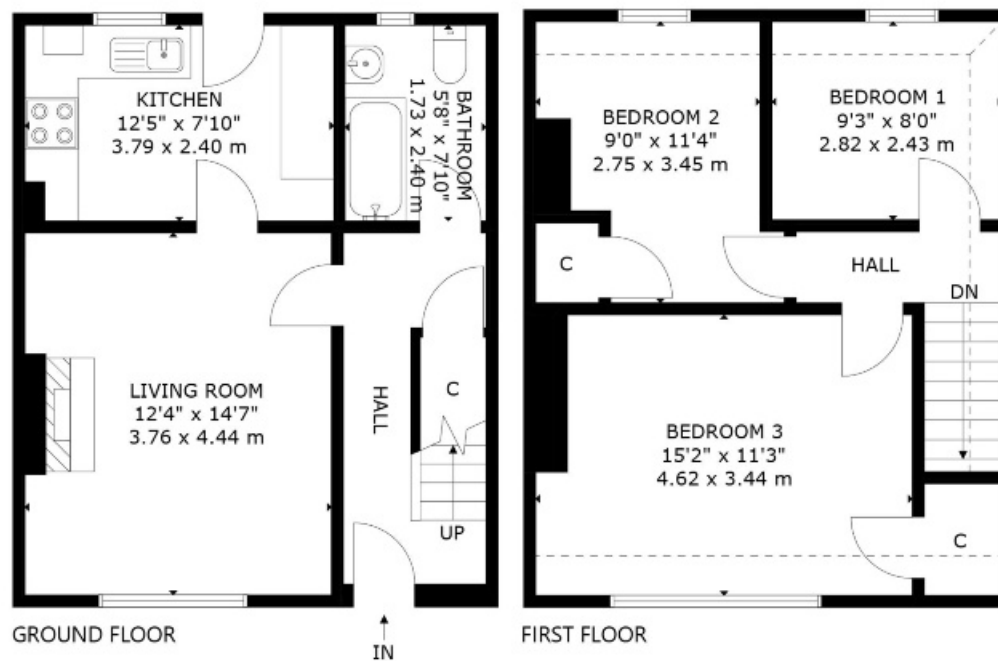
Home Report

The property has been valued at £320,000 which already reflects its current condition and a link to the Home Report is available from the ESPC web site. The property is a non-traditional Weir house and applicants should first check with their mortgage provider re their individual lending criteria.

Viewing

By appointment with the Agent telephone 0131 229 3399 (or 0759 58 20611 out with office hours).





8 FRASER GROVE, EDINBURGH, EH5 2AL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 856 SQ FT / 79 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or
email sales@dm-property.com
dm-property.com



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