



**11 Lixmount Avenue**  
Edinburgh, EH5 3EW

**A**

# *"11 Lixmount Avenue is an impressive and beautifully presented main door lower villa"*

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING ROOM
- KITCHEN/DINING ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- UNRESTRICTED ON STREET PARKING
- GOOD LOCAL AMENITIES









## 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 amenities are available at nearby Goldenacre and trendy Stockbridge, offering a range of specialist shops, bars and restaurants. All major supermarkets are within easy reach, supplemented by Craighleith Retail Park and Ocean Terminal offering high street shops, a multiplex cinema, gym, restaurants and cafes. Nearby parks include Starbank Park, Lomond Park (bowling/tennis clubs) and Victoria Park, with Royal Botanic Gardens/Inverleith Park nearby. Charming Newhaven Harbour with bar/restaurants is an easy walk and the Water of Leith walkway and Edinburgh cycle path network provides safe and easy access all over the area including to the cosmopolitan waterfront at Leith complete with its Michelin star restaurants and stylish bars. Education is available nearby at well-regarded local state schools. Regular bus services allow quick travel throughout the city and surrounding areas with the tram available at Newhaven for direct service to Edinburgh Airport.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

The energy efficiency rating for this property is band D.



## DESCRIPTION

11 Lixmount Avenue is an impressive, beautifully presented main door lower villa set within the highly desirable residential area of Trinity, and ideally positioned within easy reach of a wide range of local amenities, the vibrant Shore area, and the City Centre. The property combines contemporary living, charming period features and delightful private gardens.

The accommodation comprises: Entrance vestibule leading into a welcoming hallway with a useful storage cupboard. Bright and spacious bay-windowed living room with beautiful ornate corning and attractive period fireplace with gas fire. Contemporary kitchen-diner with pantry cupboard and ample floor and wall mounted high-gloss units, complete with integrated appliances and a door providing direct access to the enclosed rear garden. Generous front facing double bedroom 1 with Edinburgh Press and period fireplace. Double bedroom 2 overlooking the rear garden. Single bedroom 3, currently used as a home office. Family bathroom with mains fed shower above bath, WC and vanity.

Externally, the property benefits from a lovely enclosed and low-maintenance private front garden with mature shrubs. The enclosed rear garden is mostly laid to lawn, complemented by a raised pergola and a patio area at the far end, ideal for enjoying the summer months.

Additional features include gas central heating, double-glazing, and ample unrestricted on-street parking available directly outside the property as well as on surrounding streets.





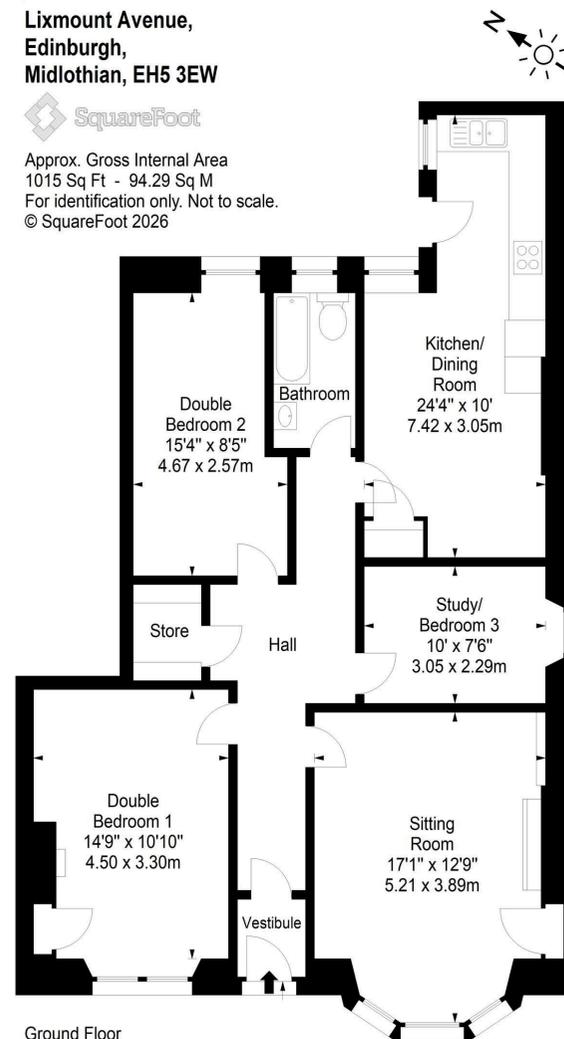
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Lixmount Avenue,  
Edinburgh,  
Midlothian, EH5 3EW



Approx. Gross Internal Area  
1015 Sq Ft - 94.29 Sq M  
For identification only. Not to scale.  
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