



12 GLENLEE GARDENS, EDINBURGH, EH8 7HG

OFFERS OVER £269,999

VIEWING: OPEN VIEWING THURSDAY 6-7PM,
SUNDAY 1-2PM OR BY APPOINTMENT
TELEPHONE SOLICITORS ON 0131 665 9041

STUNNING, NEWLY REFURBISHED, MAIN DOOR
END TERRACED LOWER VILLA, OFFERING
BEAUTIFULLY PRESENTED ACCOMMODATION IN
THIS SOUGHT-AFTER AREA, CLOSE TO EXCELLENT
AMENITIES.

- VESTIBULE
- ENTRANCE HALL
- STUNNING LOUNGE/MODERN KITCHEN
- UTILITY ROOM
- TWO BEAUTIFUL DOUBLE BEDROOMS
- MODERN BATHROOM
- SEPARATE WC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE GARDEN
- ON STREET PARKING

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DESCRIPTION

12 Glenlee Gardens is a superb main door end terraced lower villa offered to the market in excellent order having recently been upgraded throughout. The property is entered into a vestibule with tiled floor, leading to a lovely welcoming entrance hall. To the rear is a stunning lounge/kitchen with a wood burning stove, a window to the rear and a shelved press. The kitchen area has ample base and wall units with fitted work surfaces and matching upstand, a Belfast sink and a useful breakfast bar. The hob, oven, extractor hood and integral dish washer and fridge freezer are included in the sale. Off the lounge is a useful utility room with a window and door to the rear garden and fitted storage cupboards. There is a beautiful double bedroom to the front with detailed cornice and picture rail and a deep bay window surrounded by moulded woodwork, in addition to a second large double bedroom to the rear. The property has a lovely modern bathroom with a three-piece white suite with a shower over the bath with shower screen and a chrome heated towel rail. Finally, there is a separate cloak room with a two-piece white suite. The property has double glazing and a central heating system with new boiler and radiators. The private garden to the rear has a lawn, a paved patio area and a garden shed which is included in the sale. This property will appeal to a wide variety of purchasers and early viewing is essential to fully appreciate the quality of accommodation on offer.

LOCATION

The property is close to an abundance of excellent amenities, including the city centre, bars and restaurants, the Playhouse Theatre and the Omni Centre with cinema. Shopping is superb with everything from small specialist shops, large and small supermarkets, to prestigious department stores and Meadowbank Retail Park all close by. Edinburgh has a good public transport service operating throughout the city and the new tram network is accessible from York Place. St Andrew Square bus station and Waverley Train Station are also close by and there is access to the main road networks throughout the city, including the A1. Holyrood Park and Arthur's Seat are on the doorstep and Duddingston Loch, Calton Hill and the Commonwealth Pool are all within easy reach as are a number of golf courses. Portobello, with its popular beach, and Leith are also easily accessible and boast excellent facilities and schooling is well represented at all levels.

PARKING

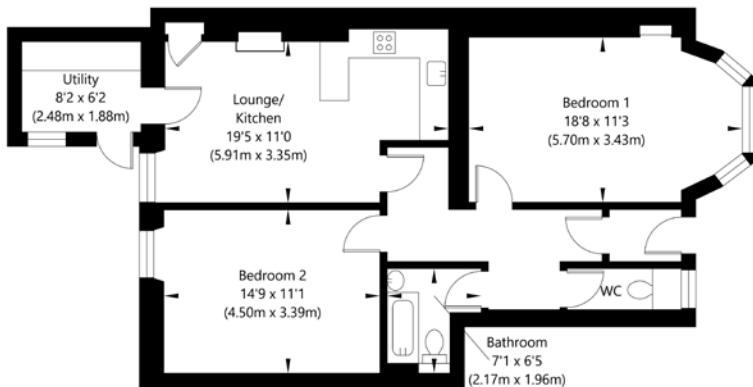
On street parking is available to the front.

EXTRAS

The light fittings, blinds, hob, oven, integral fridge freezer and dish washer are included in the sale together with the garden shed.



Ground Floor
Approx. Gross Internal Area
78.2 Sq M / 841 Sq Ft.
Not to scale. For identification only.
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**Somerville
& Russell**

SOLICITORS, NOTARIES AND ESTATE AGENTS

Partners
APD Mellor LL.B., (hons), Dip.L.P., N.P.
PD Duncan LL.B., Dip.L.P., N.P.

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Produced and Printed by DTP 0131 657 1001