

● Beveridge  
● Philp  
& Ross

0131 554 6244



Offers Over £335,000

12 South Laverockbank Avenue, Trinity, Edinburgh EH5 3DX





## Substantial Main Door Lower Villa Flat With Private Gardens Highly Desirable Residential Area

An excellent opportunity to acquire a substantial main door lower villa flat pleasantly located with bright westerly aspect in the highly desirable district of Trinity lying north of the city centre, convenient to local amenities, schools and transport links.

This extremely charming property offers generously proportioned accommodation with enhancing features comprising: entrance vestibule/hall, spacious bay windowed lounge, two double bedrooms, fitted kitchen and shower/wet room. While the light, elegant interior is well presented, upgrading and decoration would now be beneficial. Comfort is assured by means of gas central heating with the added benefit of mainly double-glazed windows, useful storage and installation of a security alarm for peace of mind. There are mature, well stocked private gardens to the front and rear of the property with unrestricted on-street parking to the front. All fitted floor coverings, curtains, blinds and kitchen appliances are included in the sale. Note: No warranty will be provided for appliances, central heating or systems.

### ACCOMMODATION (WIDEST POINTS)

Lounge	5.61 m x 3.63 m / 18'5" x 11'11"
Kitchen	3.23 m x 2.87 m / 10'7" x 9'5"
Bedroom 1	3.58 m x 3.25 m / 11'9" x 10'8"
Bedroom 2	3.58 m x 3.25 m / 11'9" x 10'8"
Shower/Wetroom	2.13 m x 1.75 m / 7'0" x 5'9"

## LOCATION

South Laverockbank Avenue is situated off East Trinity Road in Trinity, a long-established residential area ideally situated for access to the city's finest amenities. Local convenience shopping is readily available with a wider range of facilities nearby at Newhaven, Canonmills and Stockbridge/Comely Bank. The vibrant Shore district is also easily accessible offering reputable restaurants & bistros, bars and the Ocean Terminal with shopping mall, gym and multi-screen cinema. Schools catering for all age groups are also in the area, the property currently in the catchment for Victoria Primary and Trinity Academy. Excellent recreational facilities in the vicinity include leisure centres, parks, tennis club, a swim centre, access to the Water of Leith Walkway offering lovely scenic walks/cycling and pleasant walks through the delightful Royal Botanical Garden. Nearby Ferry Road has distinct location advantage in terms of accessibility to Edinburgh International Airport, the Queensferry Crossing and city by-pass linking with major motorway network.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard

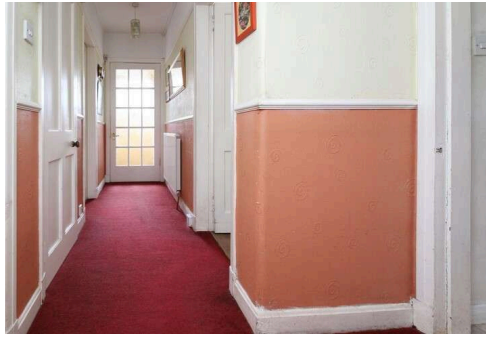
## EPC RATING

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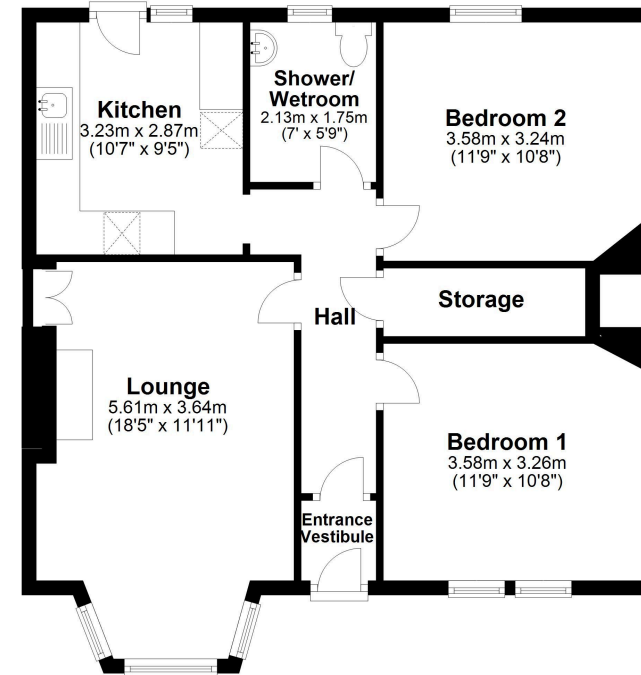
## VIEWING

By appointment. please telephone 0131 554 6244





### 12 South Laverockbank Avenue



Schematic Diagram Only - Not To Scale  
Plan produced using PlanUp.

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*A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.*