



Offers Over

£220,000

9/4 Chancelot Grove

Trinity | Edinburgh | EH5 3AA

An excellent opportunity has arisen to purchase this spacious and bright upper villa with beautifully maintained private garden, situated within a quiet cul-de-sac setting within the ever-popular district of Trinity close to a host of fantastic local amenities and transport links. Early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Private garden
-  On-street parking
-  EPC Rating – C
-  Council Tax Band – C



Description

In brief the accommodation comprises; welcoming reception hallway, generously proportioned and bright lounge/dining room, stylish fitted kitchen with built-in storage, light and airy principal bedroom quietly situated to the rear, second well proportioned bedroom and modern bathroom with white three-piece suite and shower over bath. Please note planning permission is in place for an attic conversion and further information can be made available by Neilsons. Further benefits include gas central heating, double glazing and interlinked fire alarms.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, fridge/freezer, dishwasher and washing machine. The garden shed and greenhouse will also be included in the sale.

Gardens & Parking

There is a fantastic, beautifully maintained private garden located to the rear which is fully enclosed with an area of decking and mature lawn. On-street parking can be found within the cul-de-sac and surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222.





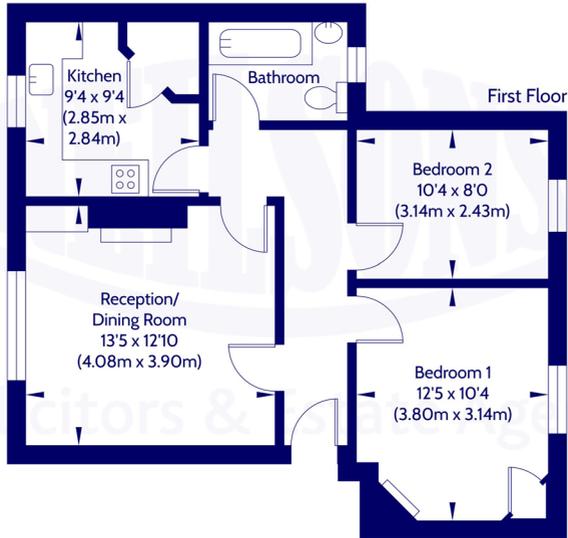
Location

The popular and established district of Trinity lies approximately three miles north of the city centre and boasts charming streets and fantastic nearby green spaces including Inverleith Park, Victoria Park and the magnificent Royal Botanical Gardens. Excellent local shops and services provide for day to day needs with a choice of supermarkets available within a short drive. Further amenities can be found in neighbouring Newhaven, which has a great selection of brunch spots, pubs, restaurants and a large 24-hour Asda. Ocean Terminal also provides extensive retail facilities as well as a multiscreen cinema complex and gym. Highly regarded schooling is available from nursery to secondary level and excellent local bus services provide swift access to the city centre and surrounding areas.





Approx. Gross Internal Floor Area 56.76 Sq M / 611 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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