



## 4 Glenlea Cottages, Edinburgh, EH11 2RS, Edinburgh, EH11 2RS

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Boyd Legal are delighted to present to the market this well-presented traditional stone built semi-detached villa pleasantly located within a unique and quaint courtyard setting in the ever popular Gorgie district. The property has been freshly painted internally and externally and provides bright and spacious accommodation, comprising: reception hall, spacious lounge/dining area with doors giving direct access to the rear garden, a separate kitchen, fitted with contemporary floor and wall mounted units with ample worktop surfaces. A staircase from lounge area gives access to two good sized bedrooms and a modern bathroom with white three piece suite with shower over the bath. A hatch from the upper landing with pull down ladders gives access to the floored attic with Velux window. The property benefits from gas central heating and double glazing. Externally there is a fully enclosed sunny private garden to the rear with paved and decked areas and a large garden shed. There is ample residents parking available to the front of the property. This property is presented to the market in move-in condition and will make a lovely home for a young professional, couple or small family, viewing is therefore highly recommended to fully appreciate the size, standard and the quality of accommodation on offer.

**Location**  
The local area is well served by convenience shopping including banking and Post Office services with a large Sainsbury superstore also only a comfortable walk away. Schools catering for all age groups are easily accessible and leisure facilities are also plentiful including nearby Saughton Park and access to the Water of Leith cycle/walkway which runs from Leith to Balerno. The Corn Exchange, one of Edinburgh's cultural venues, as well as Greens Health & Fitness Centre and World of Football, Bowling and Snooker are at neighbouring Chesser and the Fountain Park Leisure complex in nearby Polwarth offers a multi screen cinema, restaurants, casino and bowling alley. Frequent public transport service operates to many parts of the city and the property is also convenient for access by car to Edinburgh International Airport and the city by-pass linking with major motorway networks.

### BASE INFORMATION:

Rooms	: 1
Bed	: 2