



64/2 Netherby Road, EDINBURGH, EH53LX, Edinburgh, EH53LX

New Fixed Price - below home report valuation!! Boyd Legal are delighted to present this stunning and well proportioned, two-bedroom first floor flat, forming part of a handsome ...

<p>New Fixed Price - below home report valuation!!</p><p></p><p>Boyd Legal are delighted to present this stunning and well proportioned, two-bedroom first floor flat, forming part of a handsome converted three storey Victorian townhouse located in the highly regarded area of Trinity, lying north of Edinburgh city centre. This exquisitely presented property has been modernised to an extremely high standard throughout yet retains many of its fine original features which adds greatly to the character. These features include a hardwood communal staircase, sash and case windows, ornate cornice work, tall ceilings, and wood panelled doors. The accommodation is beautifully presented throughout and is offered in true move in condition. The property briefly comprises; a welcoming entrance hall, a light and spacious bay windowed lounge with lovely open views over the playing fields opposite, a modern fitted kitchen, two double bedrooms and a contemporary bathroom with shower over the bath and glass screen. The property benefits from gas central heating, storage facilities and there is ample on street parking available to the front of the property. This property will make a superb home and viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer. </p><p> </p><p>Lomond Park Membership</p><p>It should be noted that 64/2 Netherby Road is eligible to subscribe for access to use this beautiful park. Annual subscription fees start from £22 p/a full details can be found on

<http://lomondpark.com/>. </p><p></p><p>Location</p><p>Situated in the highly sought-after, leafy area of Trinity, the flat is within easy reach of independent retailers, bars and restaurants of the Shore and Stockbridge. The area boasts an extensive collection of sprawling green spaces, and cycle trails, and has close proximity to Inverleith Park and the Botanic Gardens. Regular and quick bus services connect Trinity to the city centre. The City Bypass, Queensferry Crossing and motorway network are also conveniently close. Trinity is in the catchment area for well-regarded state primary and secondary schools, as well as being in easy reach of the capitals finest independent schools, making the area a firm favourite among families. Netherby Road also benefits from unrestricted, free on street parking. This property and the location will appeal to professionals, and families alike.</p>

BASE INFORMATION:

Rooms	: 1
Bed	: 2