



18 Hermitage Park Grove, Edinburgh, EH6 8DU

Delightful two-bedroom end-terraced villa with private garden close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

18 Hermitage Park Grove is a delightful and spacious two-bedroom end-terraced villa with private front and rear gardens, situated in the popular Lochend area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance vestibule & hall; bright living room with feature fireplace; modern fitted dining kitchen with wall & base units, integrated appliances, and direct access to the rear garden; two good-sized double bedrooms, both with built in storage; and a shower room.

ACCOMMODATION

Entrance vestibule & hall. Living room. Kitchen / Dining room. Two double bedrooms. Shower room.

Gas central heating. Double glazing. Well-maintained private front and rear gardens, with the rear garden paved with garden shed. Allocated parking space and unrestricted on-street parking.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

LOCATION

Lochend and neighbouring Leith Links district is a desirable, residential area east of the City Centre, and is within proximity of Leith, The Shore and Portobello Promenade. Local shops cater for everyday needs, with a Tesco supermarket (at the foot of Leith Walk) and Lidl's nearby, with open green spaces and recreational facilities including Leith Links public park, Water of Leith Walkway and Restalrig Railway Path which provides riverside walks and cycle rides out to the west. The Shore area offers a vast array of popular restaurants and cafes, with Ocean Terminal within easy reach offering a variety of stores, food court and cafes, as well as a cinema complex and gym. Leith Walk, Easter Road, and Great Junction Street all lie within around a mile's radius, offering a wealth of restaurants, cafés, bars, and shops. Regular buses run to and from the city centre along Leith Links, Restalrig Road, and Lochend Road, with further routes accessible from nearby Leith Walk and Easter Road, and with the new Tram extension there is another convenient connection to town and out to the airport. The city bypass and main motorway networks are also within easy reach.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

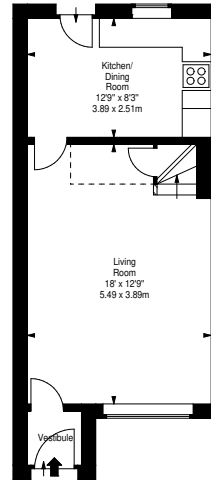
The property has a Council Tax Band **D**

The property has an Energy Rating Category **C**

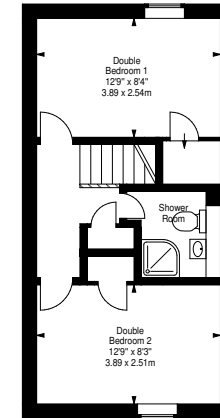
18 Hermitage Park Grove,
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Approx. Gross Internal Area
698 Sq Ft - 64.84 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.