



17 GRANBY ROAD
NEWINGTON
EDINBURGH

Fixed Price £760,000



SITTINGROOM

17 Granby Road is a 5 bedroom stone built Victorian mid terraced villa combining considerable character with unrivalled period charm.

At ground level there is impressive period Terrazzo flooring to the vestibule with stained glass panels and internal door, magnificent reception hall, impressive formal bay windowed sitting room, bright and spacious kitchen with connecting morning room, dining room, delightful family room and a downstairs luxury shower room. At the upper level there are 5 large double bedrooms and a period style family bathroom.

Sash and casement windows, gas central heating, ample storage, fine period features, cupola, leaded stained glass panels, period fireplaces, front garden, south east facing enclosed rear garden and unrestricted parking.



FAMILY ROOM



KITCHEN

GENERAL DESCRIPTION

A fine example of a mid-terraced Victorian villa offering superb family sized accommodation, combining immense character with many modern eye catching fixtures and fittings. Fine period features are in evidence, including decorative cornice work, natural wood finishes, stripped floor boards and doors, period fireplaces, Terrazzo flooring to vestibule, inner leaded stained glass panels and an attractive staircase. The accommodation is extremely spacious and offers a stunning bay windowed sitting room to the front of the property with a delightful family room to the rear which is bathed in natural daylight for the best part of the day, a dining room and a well equipped kitchen. Of particular note is the well presented morning room with access to the landscaped south east facing rear garden. The upper level has a stunning master bedroom with a large bay window and a further 4 double bedrooms and family bathroom which completes this superior and substantial family home.

In summary, the quality of this property is such that no amount of descriptive detail can do justice and it is only by internal inspection that the prospective purchaser can fully appreciate what is on offer. Early viewing is therefore highly recommended.

SITUATION

Newington situated to the South of the City Centre, has an excellent range of local amenities, including educational, shopping and leisure facilities. The City Centre is within easy reach and the City Bypass and Central Scotland motorway network and Edinburgh Airport are readily accessible.

ACCOMMODATION

(All Sizes Approximate)

ENTRANCE VESTIBULE

8'9" x 5'8" (2.69m x 1.73m)

The property is entered by substantial hard wood outer door. The vestibule has stunning leaded stained glass panels, hall door and Terrazzo flooring. Ornate corning. Meter cupboard.

RECEPTION HALLWAY

19'6" length x 15'5" width (5.95m x 4.71m) 15'5" relates to from shower room to into alcove 8'9 (2.69m) from hall wall to outer wall / stairs

This grand and spacious reception hall provides access to all of the accommodation. The floor has been carpeted, which flows from the hall to the staircase to upper landing. Decorative cornice. An archway leads to under stair storage. Edinburgh press with built in lighting.

SITTING ROOM

22'6" x 13'4" (6.86m x 4.08m)

This immaculate sitting room is located to the front of the property and enjoys open views to the front garden. An attractive focal point is the oak mantelpiece with marble insert, hearth and living flame gas fire. The floors and doors have been stripped giving a contemporary feel. Decorative cornice. Edinburgh press.



DINING ROOM

**MASTER BEDROOM****BEDROOM TWO****KITCHEN****18'5" x 6'3" (5.63m x 1.93m)**

Located to the rear of the property, this bright room boasts high quality storage at both high and low levels, with under unit lighting which compliments the work surfaces and stainless steel splash back. The free standing fridge and Bosch freezer, Bosch dishwasher, AEG washing machine and double integrated electric oven and ceramic electric hob are all included in the sale. Access to the rear garden is to the side through a timber glazed door.

MORNING ROOM**8'4" x 6'11" (2.56m x 2.13m)**

Leading off the kitchen this room has vinyl flooring and gives access to the rear patio area and garden.

DINING ROOM**16'6" x 11'3" (5.03m x 3.45m)**

Located to the rear of the property, and situated off the kitchen, this room is of generous proportions. Fitted carpet. Decorative cornice. Edinburgh Press. Access to the 5th bedroom.

FAMILY ROOM**19'5" x 11'1" (5.94m x 3.39m)**

Situated to the rear of the property. Delightfully presented and beautiful bay windowed family room. Decorative cornice. Edinburgh press. Fitted carpet.

DOWNSTAIRS SHOWER ROOM**7'4" x 6'6" (2.26m x 1.99m)**

A stunning and luxury fitted shower room with a fully enclosed shower cubicle tiled to full height with Hansgrohe brushed stainless steel fittings and glass door. Verno Tutbury basin built in to storage cabinet with brush stainless steel doors. WC with concealed cistern. The room is fully tiled. Halogen lighting, large fitted mirror and brushed stainless steel shaver connection.

CARPETED STAIRCASE

Beautiful carpeted staircase with ornate banister which leads to the upper landing.

LANDING**15'4" x 11' 8" (4.69m x 3.57m) at widest points**

The landing is spacious and well presented and enjoys natural daylight from the period cupola. Decorative cornice. Fitted carpet.

MASTER BEDROOM**20'5" x 13'5" (6.23m x 4.10m)**

Attractive master bedroom with bay window Decorative cornice with picture rail. Tiled fireplace. Edinburgh press. Fitted carpet.

BEDROOM 2**17'1" x 11'2" (5.23m x 3.42m)**

Situated to the rear of the property with beautiful views to the rear garden. Attractive floral designed tiled fireplace. Built in wardrobe. Fitted carpet.



BEDROOM 3

16'6" x 10'8" (4.93m x 3.26m)

Spacious third double bedroom, with views of the rear garden. Edinburgh press. Laminate flooring.

BEDROOM 4

13'5" x 8'10" (2.71m x 4.11m)

Situated to the front of the property, this is a further good sized and well presented room with views to the front garden. Fitted roller blinds. Traditional style fireplace. Laminate flooring.

BEDROOM 5

16'8" x 7'8" at widest points (5.09m x 2.34m)

Situated to the rear of the property above the kitchen. Accessed from the dining room through a glazed timber door and via an internal staircase. Currently being utilised as an art studio. With views to the rear garden this room is inspirational. Fine period style fireplace. Laminate flooring.

FAMILY BATHROOM

8'11" x 6'7" (2.72m x 2.01m)

Family sized bathroom with borrowed light through the cupola above, Enamel bath with quality fitted chrome taps and shower connection. Period style pedestal wash basin and WC with concealed cistern. Two wall mounted bathroom cabinets and mirror. Wood panelling. Fitted vinyl flooring.

GARDENS

The enclosed front garden is mainly laid to lawn with herbaceous borders containing a selection of shrubs and mature trees. The child friendly south easterly facing rear garden is of such an aspect that it receives natural daylight for the best part of the day, there are two large patio areas, a well maintained lawn with a selection of shrubs and trees and there are two garden sheds and a child's playhouse which are included in the sale.

PARKING

Unrestricted to the front of the property.

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

ENTRY

By arrangement

VIEWING

By appointment telephone Russel + Aitken on 0131 315 2638.

PRICE

Fixed Price £760,000

sold on style™
If you are, call us to find out more about our bespoke service.



Ground Floor Plan



Above Kitchen



First Floor Plan

Schematic Diagram only Not to scale