



2 Grierson Road,  
Edinburgh  
EH5 2BQ



Semi detached  
House



### accommodation

- Entrance vestibule & hall
- Sitting room
- Dining room / bedroom 4
- Kitchen/breakfast room
- Sun room
- 3 Bedrooms
- Bathroom
- Timber garage

### features

- Gas central heating
- Double glazing
- Sunny enclosed gardens
- Now requires some upgrading & modernisation

### description

Spacious, extended semi detached family home, in a quiet residential location, yet convenient for an abundance of amenities in neighbouring Goldenacre and Stockbridge. The accommodation comprises entrance vestibule and hall, sitting room quietly located to the rear with feature fireplace and gas fire fitting, fitted kitchen / breakfast room, sun room with door to rear garden, dining room / bedroom 4 and WC under the staircase. On the upper floor there are 3 bedrooms and a family bathroom with white suite. The property benefits from gas central heating, double glazing and a beautifully sunny rear garden with southerly aspect and a timber garage with hard-standing area (accessed from Wardie Crescent). Overall, the property does now require a degree of modernisation and upgrading, but offers superb potential to create a wonderful family home.



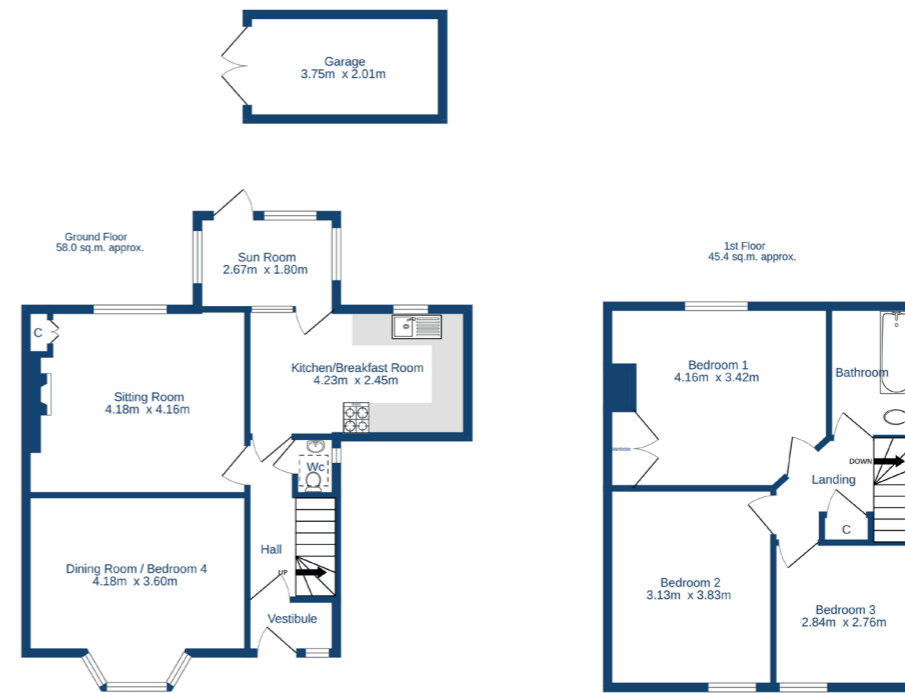
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Home Report  
Value: £400,000

### Items to be included in the sale price:

Fitted flooring, curtains, blinds, ceiling light fittings and kitchen appliances.



TOTAL FLOOR AREA: 103.4 sq.m. approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, elevations, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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