



37 Peveril Terrace  
Edinburgh  
EH16 6DE



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Terraced House



### accommodation

- Entrance vestibule & hall
- Sitting room
- Dining room
- Fitted kitchen
- Three bedrooms
- Bathroom
- South facing enclosed garden
- Driveway

### features

- Spacious family home
- Gas central heating
- Double glazing
- Electric fire
- Off street parking
- Electric car charging point
- Solar panels
- Attic

### description

A well presented terraced family home, complete with a monoblock driveway and convenient electric car charging point. Perfectly positioned for effortless commuting to the City Centre or Airport via the city bypass, this property combines comfort with practicality.

The accommodation comprises, entrance vestibule and hall/ stair, a spacious sitting room, with feature fireplace and archway through to the dining room. From here, patio doors open directly onto the rear garden, creating an ideal indoor-outdoor flow. The fitted kitchen offers further functionality and completes the ground floor accommodation.

Upstairs, you'll find three generous double bedrooms and a well-appointed family bathroom. Excellent storage is available throughout the property, including a useful attic space.



EPC:  
B



Home Report  
Value: £240,000

The fully enclosed, south-facing rear garden is a standout feature, offering a sun-trap patio perfect for relaxing, a lawn bordered by mature planting, and a handy garden shed.

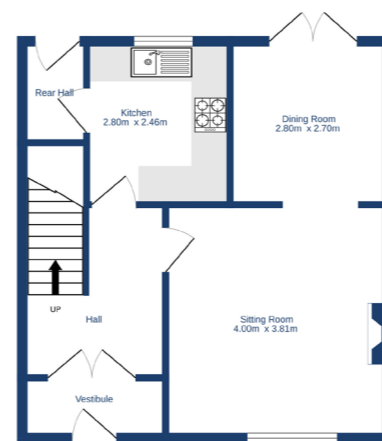
This is a superb family home in a sought-after location, and viewing is highly recommended to appreciate everything it has to offer.

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

Fitted flooring, ceiling light fittings, blinds, kitchen appliances, and garden shed. Other items may be available by separate negotiation.



Ground Floor  
46.5 sq.m. approx.



1st Floor  
46.5 sq.m. approx.



TOTAL FLOOR AREA: 93.0 sq.m. approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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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