

# 1 2f2 Cargil Court, Trinity Edinburgh, EH5 3NE

OFFERS OVER £290,000



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- Secure second floor flat in the popular Trinity
- Two good sized double bedrooms
- Separate open plan living room & kitchen
- Family bathroom with bespoke sink
- Gas central heating and double glazing
- On street parking
- Popular area with well-connected public transport and amenities
- EPC C

### Description

This second floor apartment in the hugely popular Trinity area is perfect for first time buyers and investors alike. The property (79sqm) comprises; hall with a storage cupboard, open plan living room and fitted kitchen with utility off, two double bedrooms with integrated wardrobes in one of them and a tiled family bathroom. The property is filled with natural light through the large double windows and dual aspect making it feel spacious and warm. The entire property is double glazed and fitted with sound insulating flooring throughout. The property has a large attic over the entire flat, conveniently accessed by a fitted pull down ladder.





### Heating and Double Glazing

Gas central heating is complemented by double glazing

### Communal Garden, Parking & Garage

The flat enjoys a peaceful setting and benefits from unrestricted on street parking. The property also benefits from a lock up garage which is situated close by down the lane next to the property. The property benefits from a private area of rear garden (amongst communal garden space) and patio, ideal in summer months.

### Location

Situated to the north of the city, Trinity is a highly desirable residential area characterised by a combination of period, traditional and modern architecture. Lying less than three miles from the centre of Edinburgh, next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craigleith Retail Park and the Ocean Terminal. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city, with the Airlink offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.

### Valuation

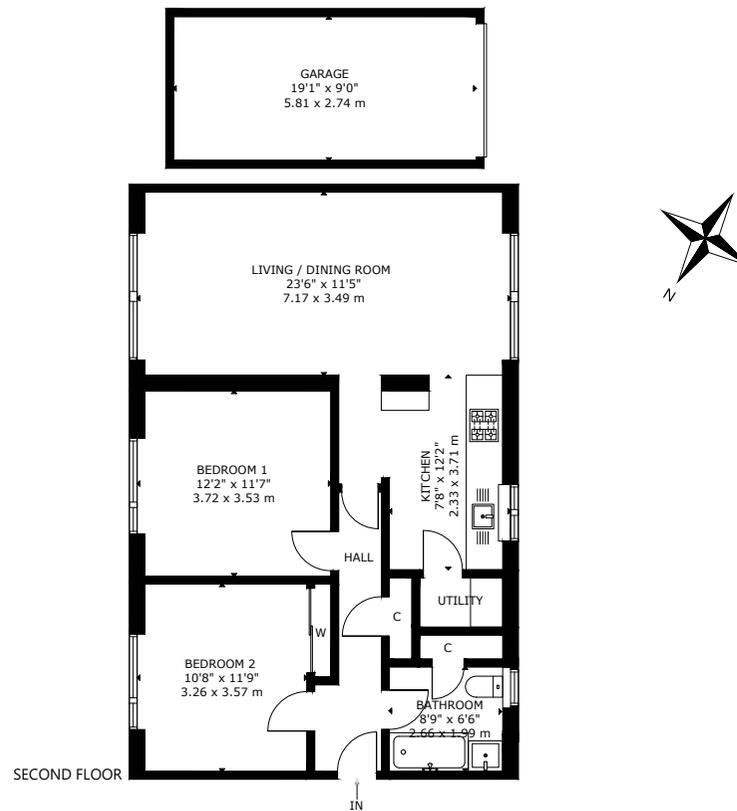
The mortgage valuation is £300,000 and the Home Report is available from the ESPC website.

### Council Tax and EPC

The Energy Performance Certificate rating is C and the Property lies in Council Tax band D

### Viewing

To view telephone Agents 0131 229 3399



1, 2F2 CARGIL COURT, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 852 SQ FT / 79 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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