



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**11 ROSEBANK GARDENS**

Trinity, Edinburgh, EH5 3QR





Accompanied by excellent private parking and sunny gardens, this semi-detached chalet-bungalow in sought-after Trinity is presented with tastefully subtle interiors and enjoys four bedrooms, three versatile reception areas, an en-suite shower room, and a family bathroom. The generous family home benefits from a quiet position just 20 minutes' commute from the centre of Edinburgh and within walking distance of its coastline.

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

## FEATURES

- Semi-detached chalet-bungalow
- Vestibule & entrance hall with storage
- Bright living room with living-flame fire
- Sitting room/Bedroom 5
- Formal dining room with storage
- Dining kitchen with garden access
- 2 Double bedrooms with storage
- 2 Single bedrooms (option for home office)
- Principal en-suite shower room
- Bathroom with shower-over-bath
- Sunny front & rear gardens
- Private driveway & attached single garage
- EPC rating - D
- Council Tax Band - F











"BATHROOM WITH SHOWER-  
OVER-BATH AND  
SUNNY FRONT & REAR  
GARDENS"

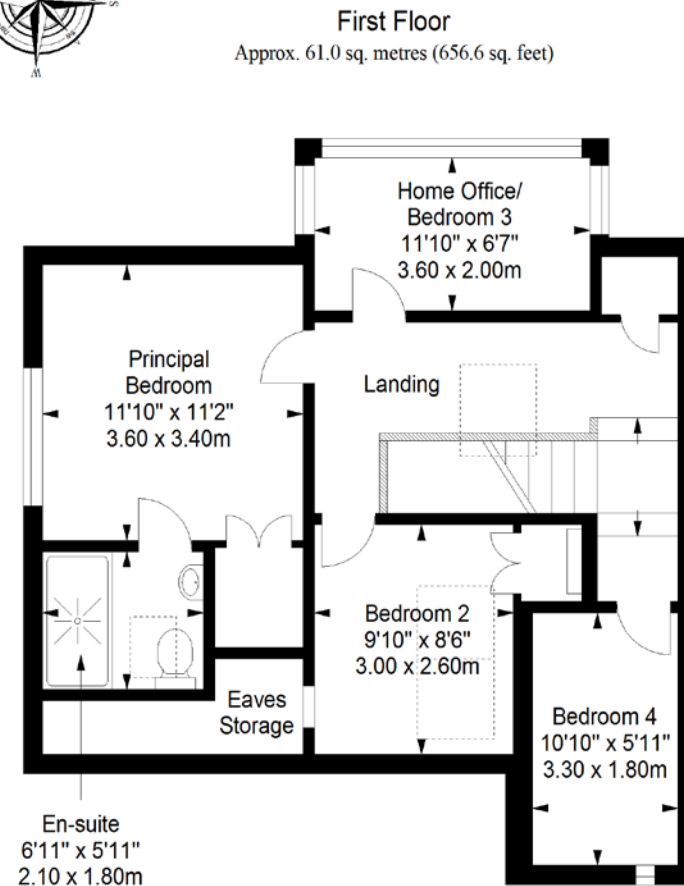
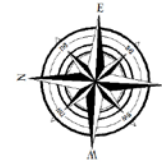
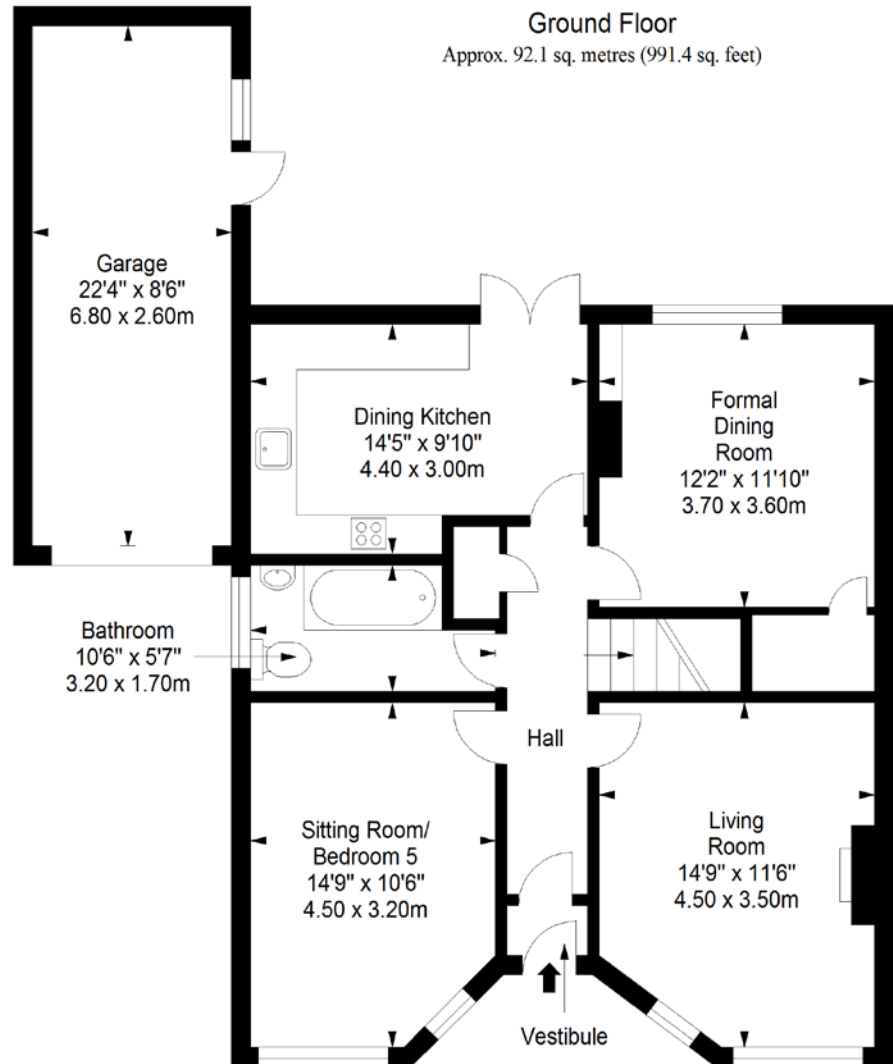








# FLOORPLAN



Total area: approx. 153.1 sq. metres (1648.0 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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