



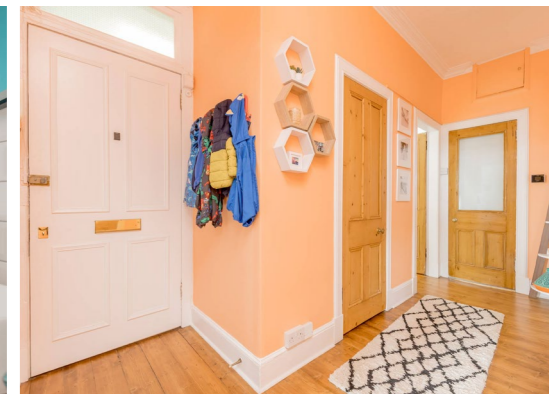
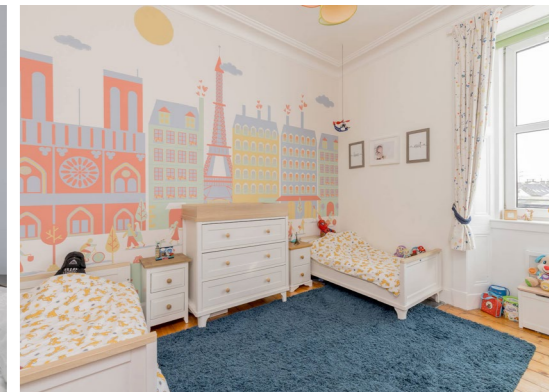
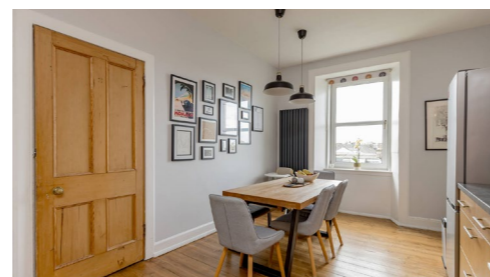
30/6 Summerside Place
Trinity, Edinburgh, EH6 4NY

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Welcoming reception hall with generous storage.
- Elegant twin windowed living room with feature fireplace and pleasant outlook.
- Box room adjacent to the living room.
- Large dining kitchen with appliances and excellent storage.
- Generously proportioned master bedroom with ample wardrobe space.
- Second double bedroom.
- Modern fitted bathroom with shower over bath & built in voice activated Sonos sound system.
- Gas central heating with Google Nest thermostat.
- Double Glazing.
- Many period features including ornate cornicing.
- Well maintained shared garden to rear.
- Unrestricted on street parking.
- Secure entry phone system.



GENERAL DESCRIPTION

A beautifully presented dual-facing top floor flat forming part of a traditional tenement building quietly situated in the highly regarded and much sought after Trinity district of the City. The property retains many original period features throughout, has a pleasant open outlook and is perfectly positioned for a wide range of local amenities being minutes from Victoria Park and close to Newhaven, Leith and the cosmopolitan Shore. The move in accommodation would be suitable for a wide range of buyers.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 2.4 MILES TO EDINBURGH WAVERLEY TRAIN STATION.
AIRPORT: APPROXIMATELY 8.9 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

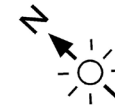
Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craigmile Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers. 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 the leafy 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 and tram 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.

EXTRAS: ALL CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER, WASHER/DRIER AND DISHWASHER. STUDY UNIT, CHAIR AND WARDROBES IN THE MASTER BEDROOM WILL ALSO BE INCLUDED IN THE SALE PRICE. SONOS SPEAKER IN BATHROOM. THE BESPOKE UNIT, THREE SEATER COUCH AND ARMCHAIR WITH ELECTRIC RECLINE FEATURES AND USB CHARGING PORTS ARE ALL AVAILABLE UNDER SEPARATE NEGOTIATION.

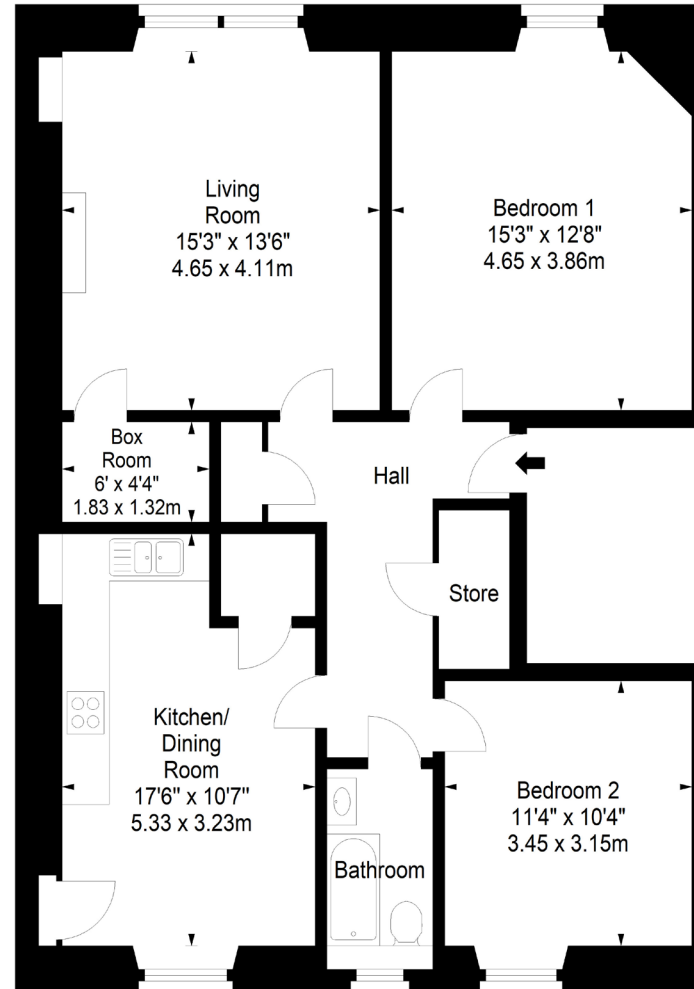


**ENERGY PERFORMANCE
CERTIFICATE RATING D**

Summerside Place, Edinburgh, EH6 4NY



Approx. Gross Internal Area
971 Sq Ft - 90.21 Sq M
For identification only. Not to scale.
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Third Floor

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.