



86/1 Trinity Road,
Trinity, Edinburgh, EH5 3JU

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

- Shared secure entry.
- Reception hall with excellent storage.
- Good-sized bay window living room/dining room.
- Modern fitted kitchen with appliances.
- Master bedroom with fitted wardrobes & en-suite shower room.
- Further double bedroom with fitted wardrobes.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Well-maintained communal grounds.
- Resident’s parking.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A well-presented ground floor flat situated in the sought-after Trinty district of the city, ideally positioned for access to Edinburgh City Centre and also an excellent range of local amenities. The property would make an ideal purchase for a professional person or couple or somebody downsizing and looking to stay in the area.

FACTORING NOTE:
The development is factored by Hacking & Paterson with an approximate charge of £1,000 per annum. This covers the maintenance of all the communal areas and also the block’s buildings insurance.

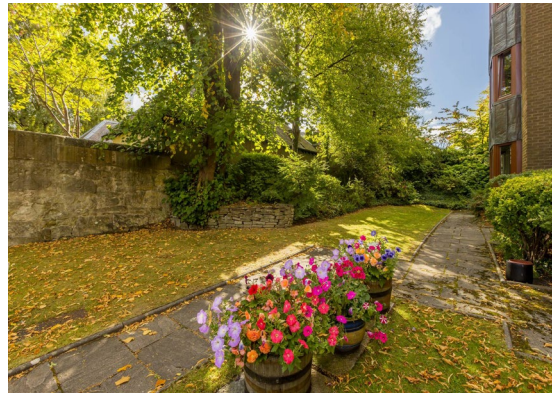
COUNCIL TAX BAND E.
TRAIN STATION APPROXIMATELY 2.3 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT APPROXIMATELY 8.8 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 200 METRES.

LOCATION

Situated to the north of Edinburgh’s city centre, Trinity offers an enviable lifestyle with excellent connectivity. Frequent bus services and the new tram terminus at Newhaven provide swift and easy access to the city centre and beyond. The property is close to local parks, which offer outdoor sporting and leisure facilities for all ages, as well as access to the Edinburgh Cycle Network, ideal for cycling enthusiasts. Trinity’s local amenities include Sainsbury’s, Co-op, a Post Office, and Leith Library, while a 24-hour ASDA is conveniently located in nearby Newhaven. Entertainment options abound, with the Vue cinema complex at Ocean Terminal and the vibrant bars and restaurants of The Shore just a short distance away. The historic Newhaven Pier and its renowned gourmet fish restaurants are also within walking distance. Families will appreciate the area’s excellent primary and secondary schools, both within easy walking distance. With its superb location, stunning interiors, and abundance of nearby amenities, this property offers an exceptional opportunity to secure a home in one of Edinburgh’s most desirable neighbourhoods.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, WASHER/DRYER AND DISHWASHER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.



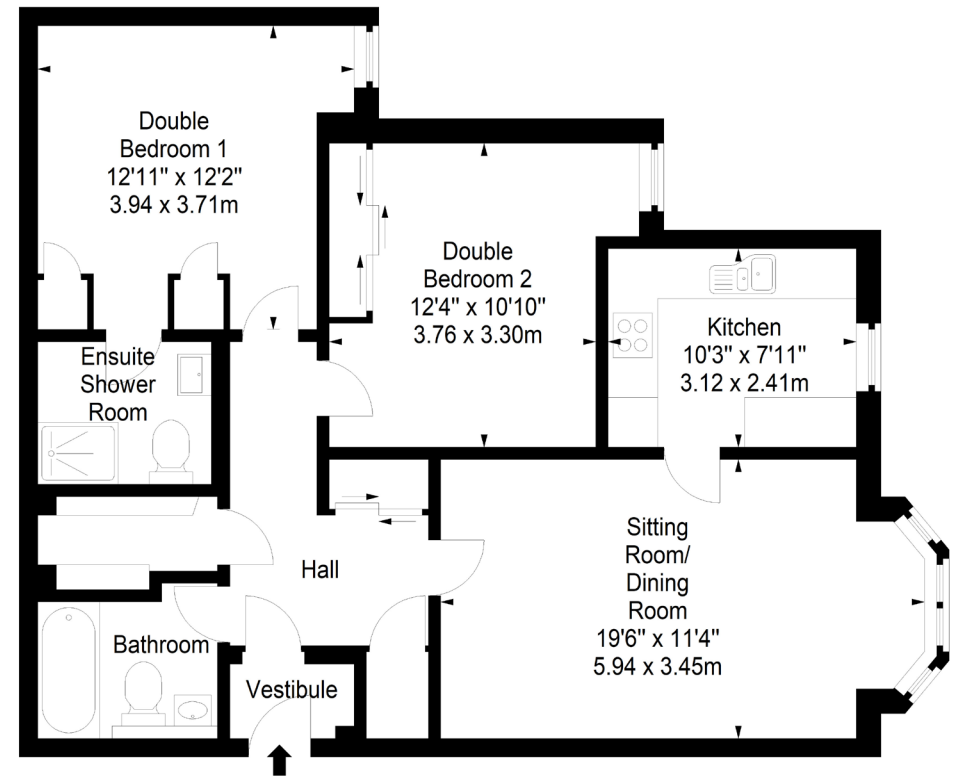


**ENERGY PERFORMANCE
CERTIFICATE RATING C**

**Trinity Road,
Edinburgh,
Midlothian, EH5 3JU**



Approx. Gross Internal Area
832 Sq Ft - 77.29 Sq M
For identification only. Not to scale.
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Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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.