



8/9 Starbank Road
Trinity, EH5 3BW

deans 
Solicitors & Estate Agents LLP



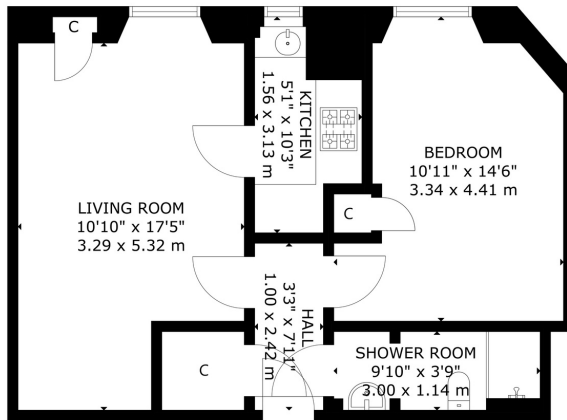
THIRD FLOOR FLAT

- Living Room
- Kitchen
- One Double Bedroom
- Bathroom
- Communal Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



Nestled in Edinburgh's sought-after Newhaven district, this delightful third floor flat enjoys fantastic views over the Firth of Forth and perfectly combines coastal serenity with city convenience. Part of a traditional tenement building, the property is just a short stroll from scenic shoreline walks, charming harbours, and an excellent choice of local shops, cafés, bars, and restaurants. There are fantastic public transport links, including nearby bus and tram routes that offer quick and easy access to the city centre. The accommodation comprises; a welcoming hallway with a spacious storage cupboard, bright living room, separate fitted kitchen with a brand-new oven and fridge, large double bedroom and a shower room with modern stand-alone shower. Externally, there is a well-maintained communal garden to the rear and there is free on-street parking available in the area. The property is fully double glazed, benefits from gas central heating and has newly fitted carpets. Included in the sale are the: fitted carpets and floor coverings, curtains, cooker, fridge-freezer, washing machine and light shades.





THIRD FLOOR

8/9 STARBANK ROAD, EDINBURGH, EH5 3BW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 476 SQ FT / 44 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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