

2A Wardie House Lane, Trinity, Edinburgh, EH5 3RL





### Description

A rare opportunity has arisen to acquire a unique stone built cottage, of immense charm and character commanding a secluded cul-de-sac setting boasting stunning elevated views to the rear sweeping over the Firth of Forth and the diminutive Wardie Bay, which is popular with paddle boarders and wild swimmers. Whilst now in need of modernisation and upgrading the property has superb potential to provide spacious and flexible family living arranged over two floors and is set within generous mature garden grounds. The outstanding location of this charming home provides an attractive balance of seaside tranquillity and city living.

### Features

- Charming stone built cottage requiring upgrading
- Tucked away within peaceful cul-de-sac setting
- Sought-after location with easy access to a variety of amenities and reputable schooling
- Magnificent views over the Firth of Forth to Fife
- Set within generous mature garden grounds
- Three spacious double bedrooms, two with fitted wardrobes
- Gas central heating and double glazing to most rooms
- On-street parking

### Extras

The curtains, oven, hob, washing machine, fridge, freezer, kitchen dresser, 4 breakfast stools, kitchen table and 4 chairs. Within the garden the shed, bench, table with 2 seats and 3 road signs together with gardening equipment and tools are also included.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





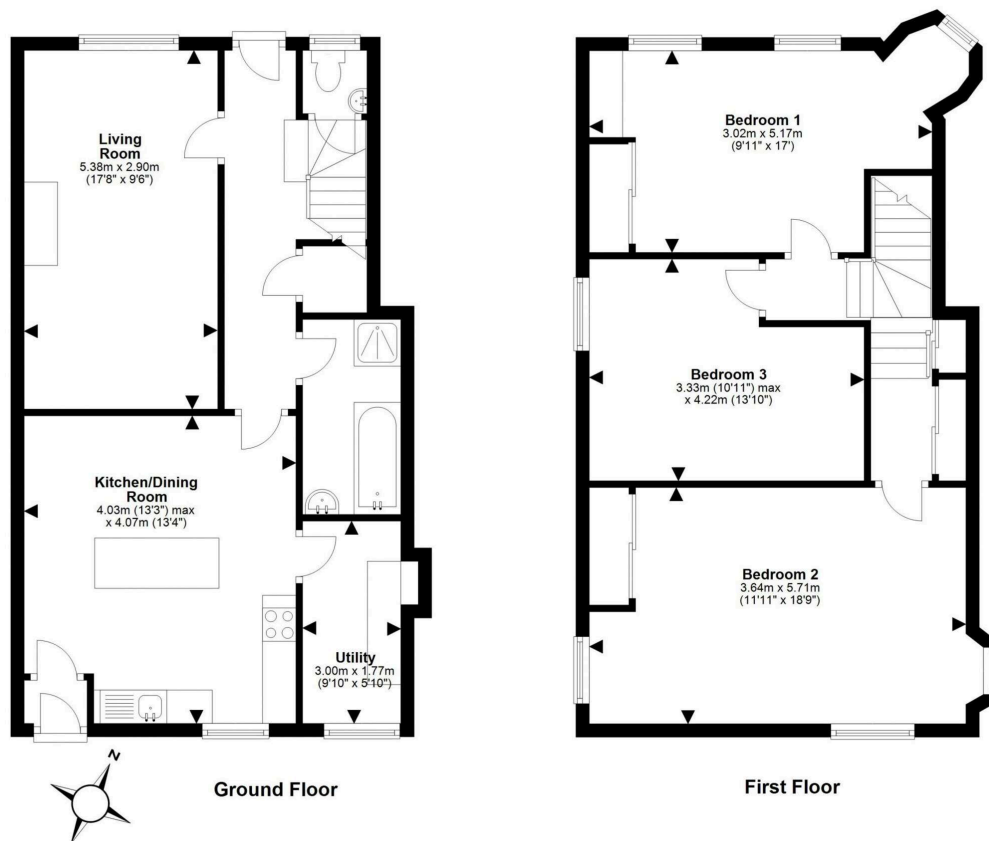
### Location

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 Craighleith Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. 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 services allow quick travel throughout the city as well as the newly opened tram link offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/ M9 motorway network are easily accessible for those going further.

EPC Rating: D







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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