



23 East Trinity Road
Trinity, Edinburgh
EH5 3DL



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Please contact us for
more information:

0131 555 7055
property@watermans.co.uk



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*...an entrance vestibule
welcomes you inside
and affords access to a
wide, airy hallway with
excellent built-in storage.*



Beautifully presented with a lovely blend of sympathetically modern interiors, tasteful décor, and period features, this main-door ground-floor flat forms part of a handsome, B-listed Victorian building in Trinity and accommodates a large living room, a dining kitchen, two bedrooms, a box room, and a bathroom. Externally, the flat is accompanied by a private front garden, access to a shared garden, and unrestricted on-street parking.

A pathway through the neat private front garden leads to the flat's private main entrance, where an inviting vestibule (with traditional floor tiling) welcomes you inside and affords access to a wide, airy hallway with excellent built-in storage.

Features

- Main-door ground-floor flat in Trinity
- Part of a B-listed Victorian building
- Beautifully presented interiors and period features
- Entrance vestibule and hall with excellent storage
- Impressive bay-fronted living room
- Generous dining kitchen with utility room
- Versatile box room
- Two airy double bedrooms
- Attractive, modern bathroom with shower-over-bath
- Private front garden
- Access to a shared rear garden
- Unrestricted on-street parking
- Gas central heating



To the left of the hall lies a living room, conveying a wonderfully bright and spacious atmosphere with a soaring high ceiling, a large bay window, and a generous footprint. The living room is elegantly presented with neutral décor, a timeless sage-green accent wall, warm wood flooring, beautifully detailed corning, a ceiling rose, and a homely fireplace flanked by an Edinburgh press.



“...conveying a wonderfully bright and spacious atmosphere with a soaring high ceiling, a large bay window, and a generous footprint.”



Along the hall in the kitchen, modern off-white wall and base cabinets are supplemented by wood worktops and integrated appliances comprising a double oven, a gas hob, an extractor hood, and a dishwasher. Provision is made for undercounter appliances, whilst an adjoining utility room offers a discrete space for a washing machine. The kitchen also provides space for a sociable dining area.






There is also a good-sized box room with potential for various uses by the new owner, including a home office – ideal for those who work or study from home. The flat's two double bedrooms continue the airiness of the preceding accommodation with high ceilings and spacious footprints for freestanding furniture. Both sleeping areas are tastefully decorated, carpeted for comfort, and feature elegant cornicing and recessed sash-and-case windows with panelled surrounds.







Finally, a modern bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a wall-mounted basin with a mirrored vanity cabinet above, a WC, and a chrome towel radiator.

The flat is kept warm by a gas central heating system.

Externally, the flat boasts its own good-sized, private front garden featuring well-kept lawns, a patio for outdoor furniture, and a leafy border. There is also a well-maintained shared rear garden, whilst parking on East Trinity Road is conveniently unrestricted.

Extras: All fitted floor coverings, selected window coverings, light fittings, and integrated kitchen appliances and fridge/freezer will be included in the sale.

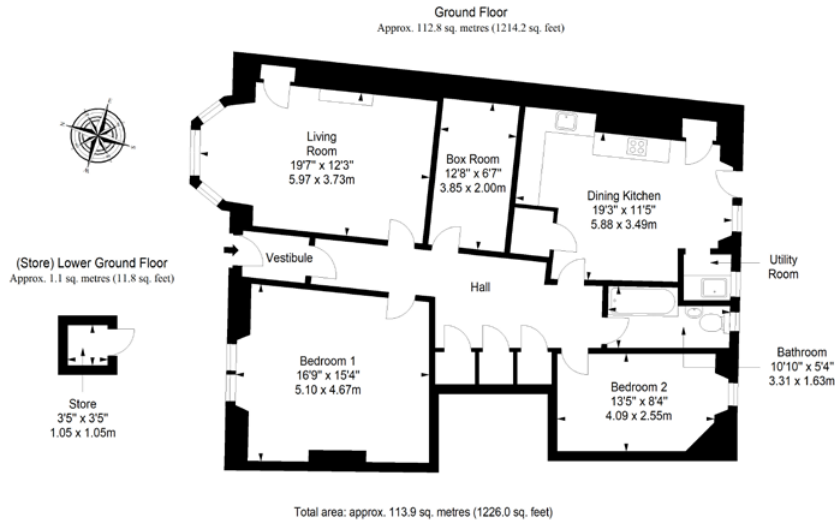




Trinity, Edinburgh

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, 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.

Floorplan



EPC Rating - C | Council tax band - E | Home report Value - £465,000



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk



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