

**52 South Laverockbank  
Avenue  
Edinburgh EH5 3DT  
Offers Over £400,000**

- Living/dining room
- Bay window lounge/ bedroom three featuring log burner
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Two double bedrooms
- Bathroom fitted with three-piece suite and mains shower over bath
- Garden office
- Hallway with large storage cupboard
- Gas central underfloor heating
- Private garden to front and rear

**Council Tax Band: E**

**Tenure: Freehold**

**Shared Ownership: No**



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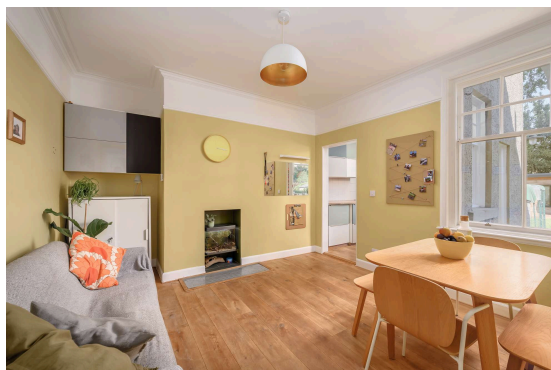
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EPC C





## Flat

This stunning main-door flat, situated in the highly desirable area of Trinity, offers spacious and flexible accommodation with three generous double bedrooms, a large private rear garden, and a modern garden office pod. Perfect for a range of buyers, early viewing is highly recommended to avoid disappointment.

The property features a fantastic, bright and spacious living/dining room—the heart of the home—ideal for relaxing and entertaining. The well-appointed galley kitchen is fitted with a range of floor and wall-mounted units, bespoke worktops, a gas hob, electric oven, and integrated white goods, all included in the sale. There are three generous double bedrooms offering versatile living arrangements, making them perfect for families, guests, or as additional living or work-from-home spaces and one features a lovely log burning stove. The stylish family bathroom includes a modern three-piece suite and a mains-powered shower over the bath. To the rear, the large private garden is laid to lawn and includes a fully powered garden office with WiFi, providing the perfect remote working environment. At the front, a small, charming garden with raised beds is ideal for herbs and flowers and also features large bike/storage sheds. Further benefits include gas central heating, underfloor heating throughout, and ample free on-street parking. This is a rare opportunity to secure a beautifully maintained and flexible home in one of Edinburgh's most sought-after residential areas.

Situated to the north of Edinburgh's city center, 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 center and beyond. The property is adjacent to Victoria Park, which offers 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.

**Viewing by appointment on 0131 337 1800**









South Laverockbank Avenue,  
Edinburgh,  
Midlothian , EH5 3DT

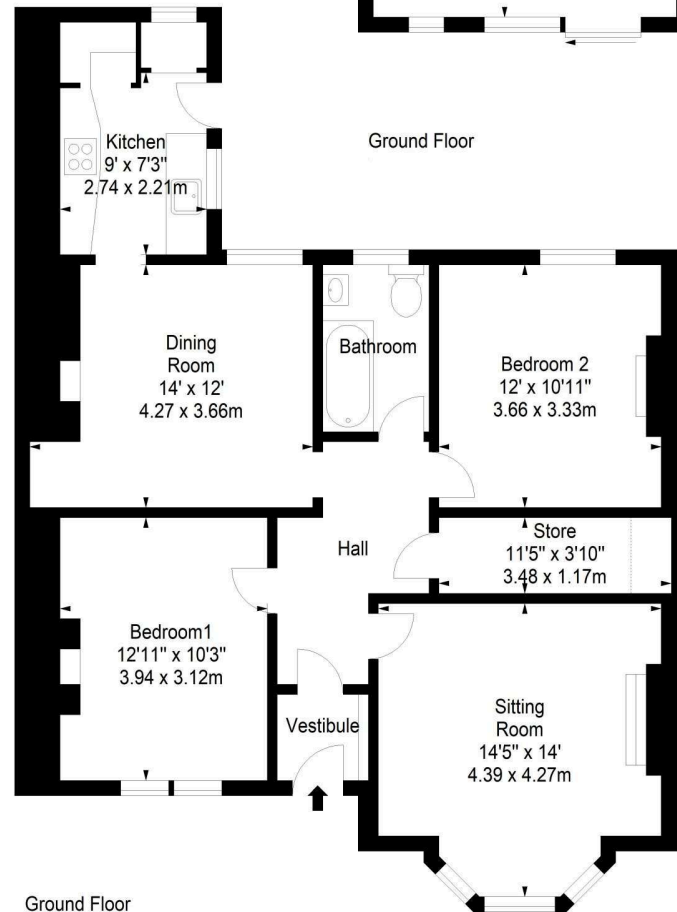
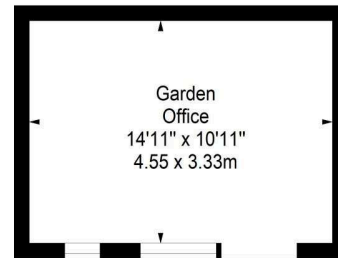
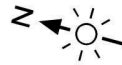


Approx. Gross Internal Area  
911 Sq Ft - 84.63 Sq M

Garden Office

Approx. Gross Internal Area  
165 Sq Ft - 15.33 Sq M

For identification only. Not to scale.  
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