



12/2 Saint Triduana's Rest
Edinburgh, EH7 6LN



"12/2 Saint Triduana's Rest is a bright and spacious first floor flat, which is contemporary and in move in condition"

- WELL MAINTAINED STAIR
- ENTRANCE HALLWAY
- LIVING / DINING ROOM
- BALCONY
- BREAKFASTING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- ENSUITE SHOWER ROOM
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Craigentinny is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is a Morrisons Superstore, an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.

DESCRIPTION

12/2 Saint Triduana's Rest is a bright and spacious first floor flat, which is contemporary and in move in condition. Entered through a secure door entry system, the accommodation comprises: welcoming wide square hall with deep cupboard off; living / dining room with dual aspect windows and a sliding door on to a wraparound balcony; well equipped kitchen with breakfast island and dual aspect windows; double bedroom 1 with built-in-wardrobes, dual aspect windows; double bedroom 2 with built-in-wardrobes; ensuite off with electric Mira shower and window and bathroom with again another useful window.

Further benefits are gas central heating, double glazing, proprietors parking, property is set well back from a quiet road with unrestricted street parking, good local amenities, short walk to regular bus routes and Arthur's Seat.

The energy efficiency rating for this property is band B

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

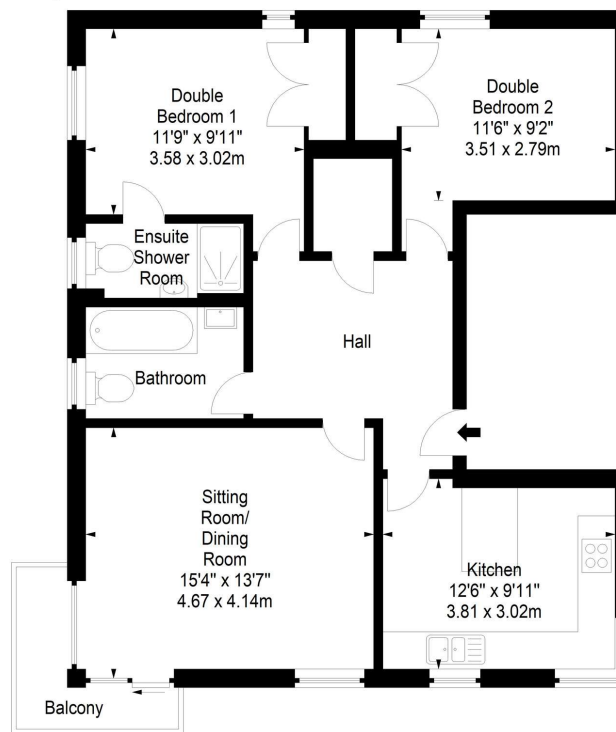
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



St. Triduanas Rest,
Edinburgh,
Midlothian, EH7 6LN



Approx. Gross Internal Area
852 Sq Ft - 79.15 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

ēspc

zoopla

OnTheMarket

rightmove

A ANNAN
SOLICITORS & ESTATE AGENTS

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565