



23A STANLEY ROAD  
TRINITY  
EDINBURGH  
EH6 4SE

FIXED PRICE  
£375,000

 **CONNELL & CONNELL** WS  
SOLICITORS AND ESTATE AGENTS

**SPACIOUS  
GARDEN FLAT  
WITH LARGE DRIVEWAY  
AND GARAGE SET IN A  
VERY DESIRABLE AREA  
CLOSE TO EXCELLENT  
LOCAL AMENITIES AND  
THE CITY CENTRE**

VIEWING  
BY APPOINTMENT  
TELEPHONE AGENTS  
0131 524 3800 FOR  
AN APPOINTMENT

Bright and spacious garden flat forming part of a large converted villa located in the desirable residential district of Trinity. The property is convenient for regular bus services running to and from the City Centre. The Water of Leith Walkway cycle/pedestrian path is located close to the property and provides access to various parts of the city, including the local park. The Water of Leith Walkway also provides a pleasant walk both to Canonmills and the fashionable docklands area which provides an excellent choice of bars and restaurants and other leisure facilities.

Newhaven Harbour, the Edinburgh Newhaven Sports and Leisure Club, the Royal Yacht Britannia and the Ocean Terminal shopping complex are also close by. The property is also ideally located for local shops and schooling is well catered for with schools at both primary and secondary level within easy walking distance. The extended tram route has a nearby stop at Newhaven giving quick and direct access to Edinburgh City Centre and the Airport.

Internally the property is in good decorative order throughout and benefits from gas central heating, partial double glazing and good storage facilities.

A long driveway provides off street parking for several cars and leads to a large single garage with up and over door, power and light.

Private, enclosed and south facing garden.



## PROPERTY DETAILS

- \* Entrance Vestibule with tiled floor.
- \* Hallway providing access to all rooms. Three deep storage cupboards.
- \* Bright south facing lounge with French doors providing direct access to the rear garden. Feature fireplace with electric fire.
- \* Fully fitted Dining kitchen with matching wall and base units. Integrated hob, oven and hood. The washing machine and fridge/freezer are included in the sale, their condition is not warranted. Central heating boiler. Window to rear. Door to garden.
- \* Double Bedroom with window to side. Extensive built in wardrobes and cupboards provide ample storage space.
- \* Second Double Bedroom with window to side.
- \* Wetroom with white two piece suite comprising wash hand basin and WC. Mixer shower. Mirror with light above with integrated shaver points and glass shelf below. Frosted window to front.

Energy Efficiency Rating: C

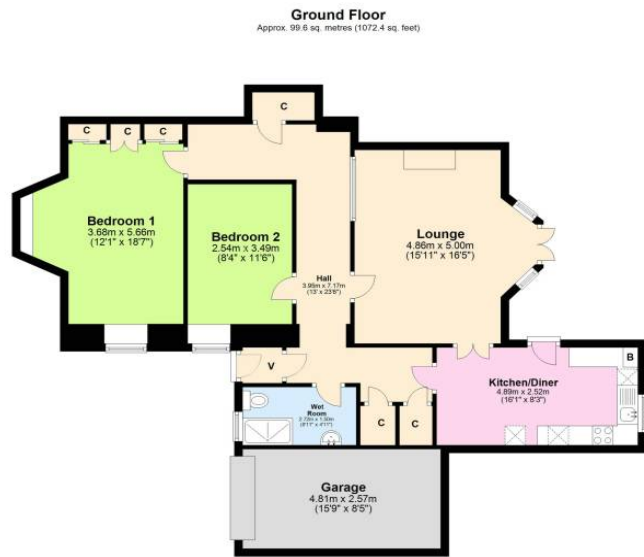
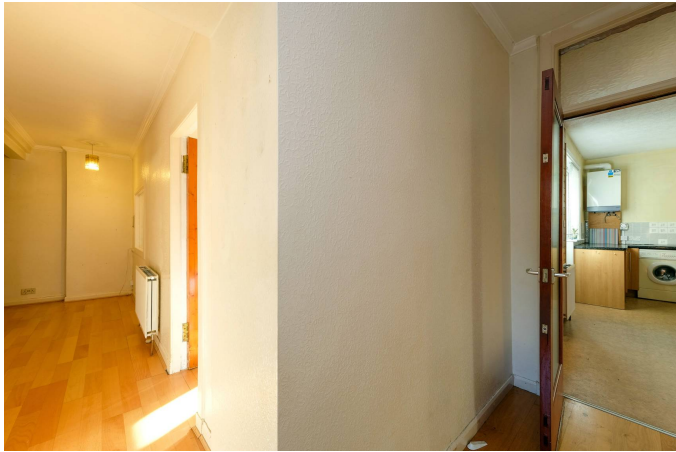


## EXTERNAL

A long driveway provides parking for several cars and leads to a single garage with up and over door, water tap, power and light.

The rear garden is south facing and fully enclosed and features a patio with space for garden furniture bordered by an attractive array of established plants and shrubs. Water tap.





Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

PHOTOGRAPHS & FLOOR PLAN BY MIKE DOOLEY PHOTOGRAPHY LTD BOSTON



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



Connell & Connell WS  
10 Dublin Street  
Edinburgh, EH1 3PR  
Tel: 0131 556 2993  
Fax: 0131 557 5542  
property@connellws.co.uk

\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

