

# 3/2 WEST CHERRYBANK

Edinburgh  
EH6 4SW













Bright and spacious first floor flat 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 benefits from gas central heating, double glazing and good storage facilities. The property would now benefit from a degree of modernisation and upgrading.

## PROPERTY DETAILS

- Welcoming entrance Hall with two built in cupboards. Entryphone handset.
- Bright and spacious Lounge / Dining Room with bay window to rear and additional window to rear. Feature fireplace with wooden surround and electric fire. Coving
- Fitted breakfasting Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Integrated fridge/freezer. The washing machine is included in the sale. Window to side with open outlook. Space for table and chairs.
- Double Bedroom with window to front. Built in wardrobes with hanging space and shelving. En-suite Shower Room with two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Mirror. Shaver point. Extractor.
- Second Double Bedroom with window to side. Built in wardrobes with hanging space and shelving.
- Family Bathroom with white three-piece suite comprising bath, wash hand basin and WC. Mirror. Shaver point. Extractor.



Viewing by appointment on 0131 524 3800















## EXTERNAL

The property is set in attractive and well maintained communal gardens with lawns and a lovely array of established plants and shrubs.

Allocated private parking bay. Visitors parking.

- Energy Efficiency Rating - C
- Council Tax Band - E



## First Floor

Approx. 75.1 sq. metres (808.6 sq. feet)



Photos and Floorplan by Mike Dooley Photography 07730 560286

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.

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