



135/3
Newhaven Road
Trinity
Edinburgh
EH6 4NP

Situated in the highly sought after Trinity area of Edinburgh, this impressive top floor (second) flat is set in a traditional Victorian tenement building which offers flexible accommodation and scope to reconfigure the current layout if desired.

Whilst the property is well- maintained it would benefit from a degree of upgrading and modernisation. With large rooms and high ceilings, it offers great potential to create a wonderful home tailored to their taste in an excellent location, ideal for commuting into the City Centre and the entrance to Victoria Park is just a few hundred yards away.

The accommodation comprises:

- Entrance hall with storage cupboards and skylight
- Rear facing sitting room with press
- Kitchen fitted with a range of base and wall mounted units
- Three double bedrooms. Main bedroom with bay window and fire fireplace which could be an alternative sitting room
- Three-piece bathroom comprising, toilet, sink and bath with shower over.
- Well maintained communal garden and on street parking
- Gas central heating



Viewing by appointment on 0131 524 3800







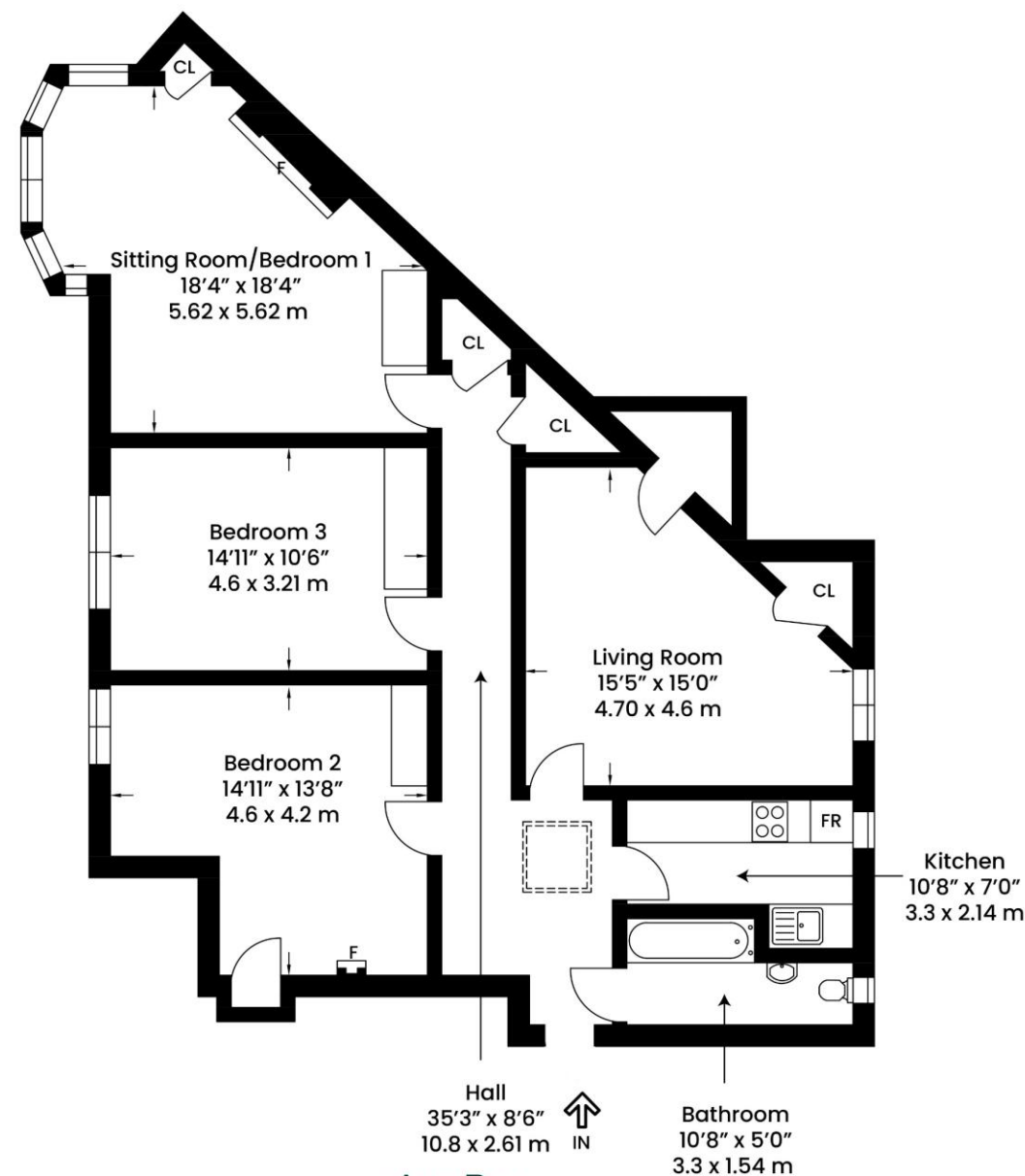
The property is located in the highly regarded and affluent Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides a multi-screen cinema and Pure Gym whilst a 24-hour Asda supermarket is within neighbouring Newhaven.

Schooling is well represented from nursery to senior level with Trinity Primary and Academy both being a short walking distance of the property. Perfect for families: the schools are both on the same side of the street as the property, ensuring safe and easy access without crossing traffic.

For the commuter there is an efficient public transport network including a tramline connecting Leith to the city and to Edinburgh International Airport. An efficient public transport network is on hand, with 24-hour buses.

EPC Rating- D

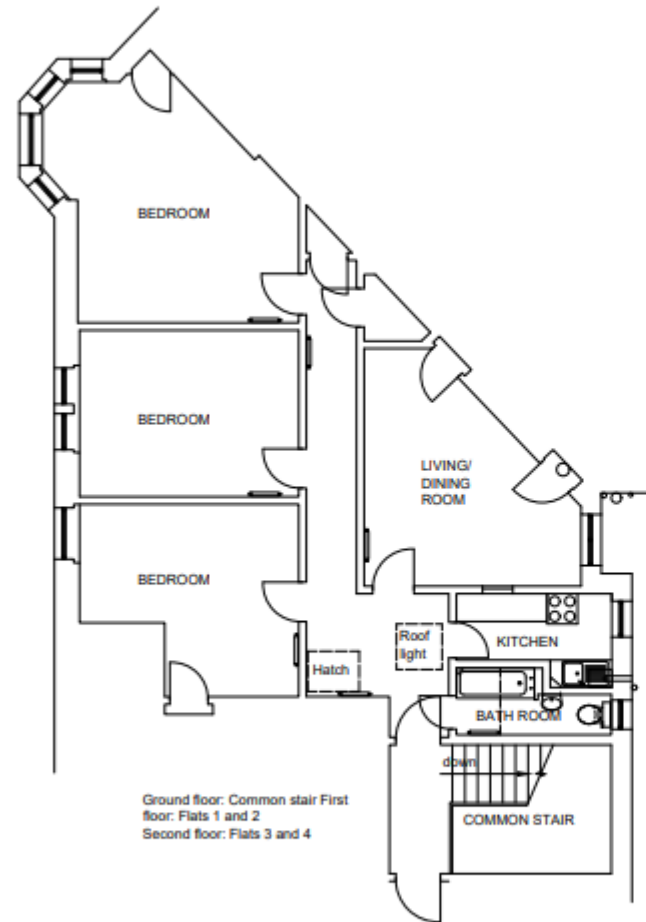
Council Tax Band- D



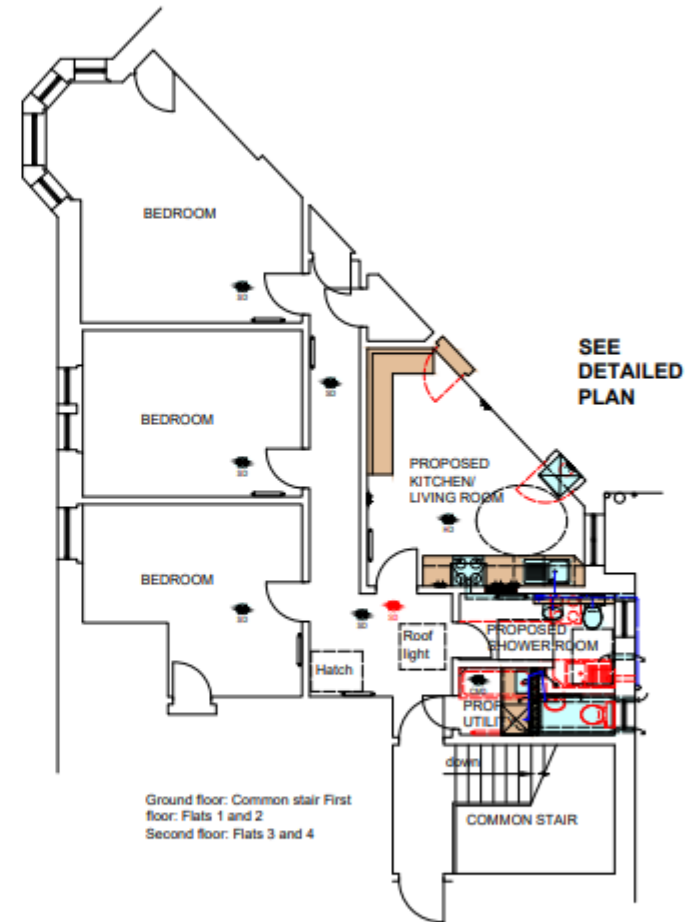
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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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Alternative layout. Additional plans and information available upon request



EXISTING SECOND FLOOR PLAN 1:100



PROPOSED SECOND FLOOR PLAN 1:100

