



Offers Over

**£250,00**

## 2/4 Agnew Terrace

Trinity | Edinburgh | EH6 4QU

A superb opportunity has arisen to acquire this spacious one bedroom second floor flat forming part of a handsome Victorian tenement. Pleasantly positioned within a quiet pocket of the much sought-after Trinity district of the City whilst being close to excellent amenities and transport links, the property will undoubtedly appeal to a variety of buyers including couples and professionals. Viewing suggested.

 1 bed

 1 public

 1 bathroom

 Communal garden

 On-street free parking

 EPC Band - D

 Council Tax Band - C



## Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with a gorgeous stained glass entrance door and meter cupboard, bright and airy lounge with an open fireplace, Edinburgh press cupboard, beautiful cornicing and a bay window with a lovely leafy green outlook, fully-fitted kitchen/diner with a range of integrated white goods, tiling in splash areas, cupboard housing the boiler and stunning views of Edinburgh's skyline, separate utility room, generously proportioned double bedroom with an original open fireplace and ample room for freestanding furniture, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include a secure door entry system, gas central heating and single glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated induction hob, oven and extractor hood, freestanding fridge-freezer and washer-dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the rear, residents have access to a well-kept shared garden mostly laid to lawn. For the car owner, there is unrestricted on-street free parking to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





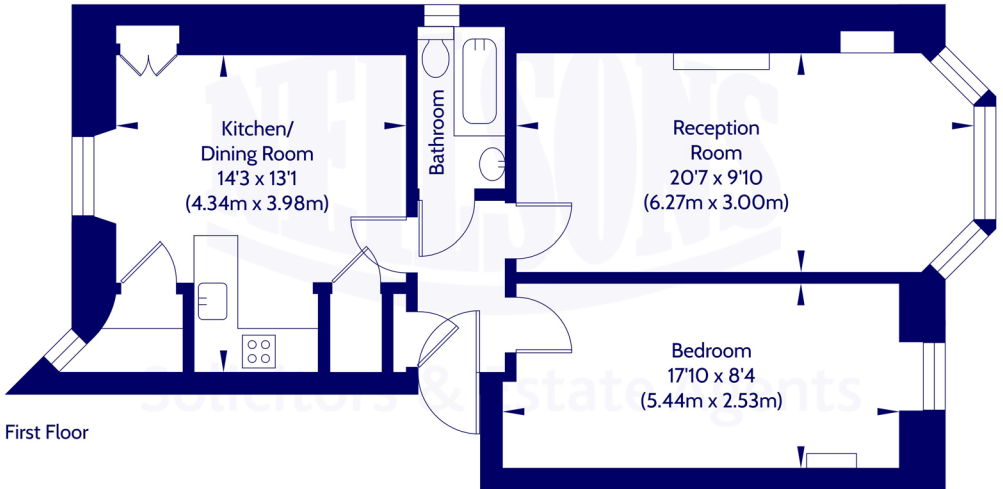
## Location

The highly popular Trinity district is approximately three miles from the City Centre and is served by pleasant green areas including Victoria Park, Inverleith Park and the Botanic Gardens. There are many local amenities including Newhaven Harbour and its restaurants, cafes and fishmonger, the David Lloyd's Sports Centre, banking and postal facilities, Sainsbury's and a 24hr ASDA, all within easy walking distance. Ocean Terminal provides extensive retail facilities as well as a multi-screen cinema complete and gym. There are pleasant walks along the Forth waterfront or the Water of Leith Walkway, from where there is easy access to an extensive network of cycle paths. Schools in the area are highly regarded from nursery to senior levels including Trinity Academy and Holy Cross Primary. Regular bus services run to the City Centre and beyond. The Newhaven Tram stop is within walking distance from the property along the sea front. There is easy access to the city bypass and all major motorways.





Approx. Gross Internal Floor Area 58.43 Sq M / 629 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
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