










Fixed Price

£270,000

1 3F1 Laverockbank Avenue

Trinity | Edinburgh | EH5 3BP

A beautifully presented 3rd floor flat boasting superb sea views across the Forth and to the famous Forth Bridges, offering spacious accommodation and forming part of a beautifully maintained traditional Victorian tenement within the highly desirable Trinity district of North Edinburgh.

-  1 Bedroom
-  1 Reception Room
-  1 Bathroom
-  Shared Garden
-  Free on street parking
-  EPC Rating – C
-  Council Tax Band – C



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Description

The property offers an abundance of period charm with high ceilings, stripped wood floors, fireplaces, plaster corning and timber panelling throughout and is offered for sale in excellent decorative condition. Currently configured as a 1 bedroom property, there is scope to use the property as a 2 bedroom flat, converting the kitchen to a kitchen/living room or by creating an internal kitchen (subject to the usual planning and consents). Accessed via a secure entryphone system and a well-kept communal stair with original Victorian tiling, at the third floor the front door opens to a welcoming hallway which also features ample built-in storage space. The twin windowed reception room is to the front of the building and offers a breathtaking view to the west, ideally positioned to capture the afternoon and evening sun and frequent spectacular sunsets. To the rear is the generous kitchen/dining room, fitted with a range of wall and base units and a breakfast bar leaving ample space for a dining table and chairs. There is an integrated fridge freezer, walk-in pantry cupboard and additional cupboard which also houses the combi boiler. The charming double bedroom is again to the front with open views and a period fireplace. A stylish bathroom with white suite and over bath electric instant shower completes the accommodation. Benefits on offer include full double glazing and gas central heating



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Extras

The fixtures and fittings, light fittings and kitchen appliances are to be included in the sale.

Gardens and Parking

The property benefits from a well maintained communal garden/drying green located to the side of the building. The garden is predominantly laid to lawn with mature shrub borders. Unrestricted on street parking is available to the front of the property and on neighbouring streets.

Viewing

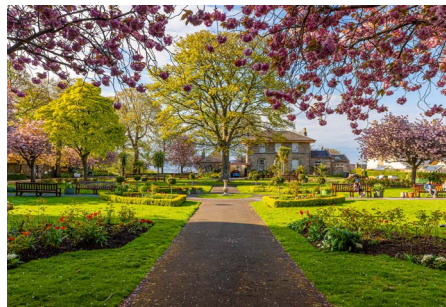
Please contact Neilsons on 0131 625 2222





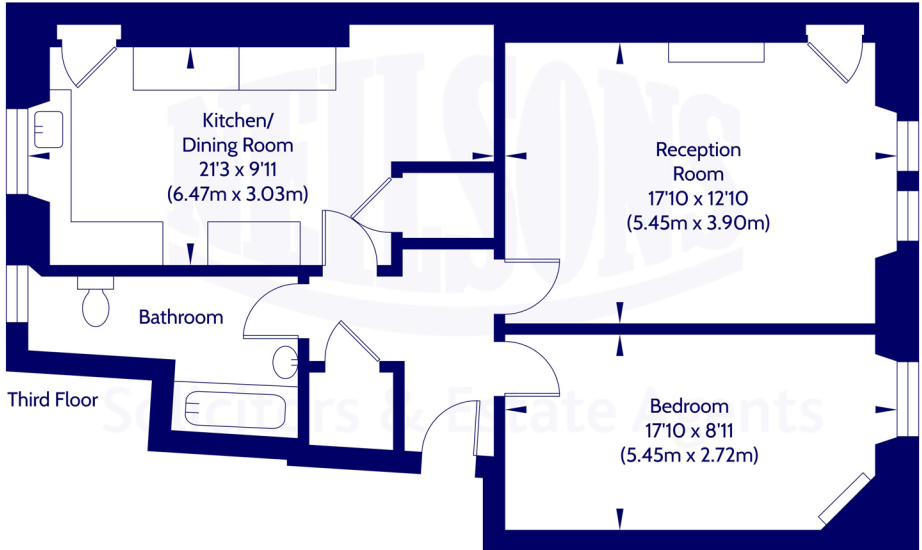
Location

The highly desirable Trinity district is approximately three miles from the city centre and is served by pleasant green areas including Starbank Park and Victoria Park and the Trinity Path, connecting to the Water of Leith Walkway and many pleasant walking and cycling routes along with delightful scenic walks to the Forth waterfront and the cosmopolitan Shore area. There are many local amenities including Newhaven Harbour and its restaurants, cafes and fishmonger, artisan coffee shops, postal facilities, Sainsbury's and a 24hr ASDA, all within easy walking distance. The area offers a wealth of activities for those who enjoy an active lifestyle including sailing at the Royal Forth Yacht Club, kayaking / paddleboarding, wild swimming, tennis courts, a David Lloyd Leisure Centre with a heated outdoor pool, and an indoor climbing centre. Ocean Terminal provides extensive retail facilities as well as a multi-screen cinema complex and a gym. 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 Edinburgh Tram terminus is within walking distance providing swift access to the city and airport. By car, there is easy access to the city bypass and all major motorways.





Approx. Gross Internal Floor Area 74 Sq M / 796 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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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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