










Offers Over
£200,000

8/11 Starbank Road

Trinity | Edinburgh | EH5 3BW

An exceptionally appealing waterfront flat, located on the top floor of a handsome period terrace and enjoying magnificent open views over the Forth and Newhaven Harbour. Located in the capital's desirable Trinity area, the property is within walking distance of some beautiful green spaces, tram/bus links and a host of cafes, shops and eateries.

-  2 bedroom
-  1 public room
-  1 bathroom
-  On-street free parking
-  Communal garden
-  EPC rating – D
-  Council tax band – B



Description

The property is accessed via secure entry and briefly comprises: entrance hallway with built-in storage, clothes pulley and herringbone flooring, spacious reception room with ornate cornice work, wood flooring, breathtaking views and an attractive focal fireplace with living flame gas fire, compact well designed kitchen fitted with a variety of base and wall mounted units, with coordinated worktops, tiling to splash areas and a useful storage pantry off, south facing principal bedroom with storage recess and coving to ceiling, second double bedroom with fixed shelving and a pleasant outlook over the communal garden and surrounding area, and tiled family bathroom with countertop sink, WC, and bath with splash screen and mains shower.



Extras

All fixed floor coverings, curtain poles, fixtures, built-in appliances, white goods and light fittings will be included. The two piece suite in the living room is available via separate discussion.

Gardens and Parking

There is a generously sized communal garden located to the rear of the building which enjoys a sunny south facing aspect and comprises lawn, drying facilities and an assortment of shrubs, trees and bushes. Free on-street parking is available on Starbank Road and many of the neighbouring streets.

Viewing

By appointment through Neilsons (0131 625 2222).





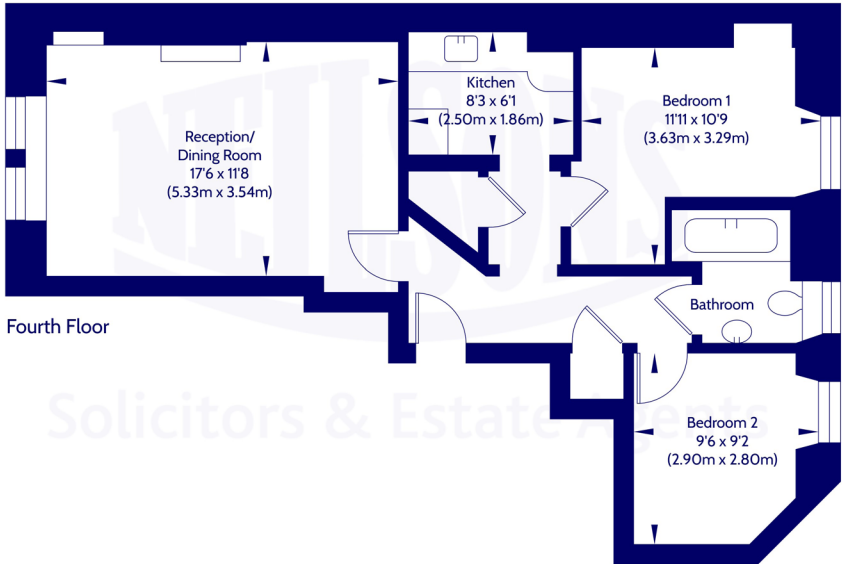
Location

Trinity lies approximately three miles north of the City Centre and boasts charming streets and fantastic nearby green spaces including Inverleith Park, Victoria Park and the magnificent Royal Botanical Gardens. A great assortment of day to-day amenities can be found in the immediate vicinity including a Sainsburys, Hairdresser, and popular coffee roastery Mr Eion. Further amenities can be found in neighbouring Newhaven, which has a great selection of brunch spots, pubs, restaurants and a large 24 hour Asda. Ocean Terminal also provides a variety of retail facilities as well as a multiscreen cinema complex and gym. Schooling at all ages is well represented and the property is well placed for the commuter with convenient busses/trams to the city and easy access to Edinburgh's fantastic network of cycle paths.





Approx. Gross Internal Floor Area 56.4 Sq M / 607 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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