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Offers Over
£175,000

7/3 Starbank Road

Trinity | Edinburgh | EH5 3BW

Set within Edinburgh's highly desirable Trinity district, this charming one-bedroom first-floor flat offers uninterrupted views across the Firth of Forth and an ideal blend of coastal tranquility and city convenience. Forming part of a traditional tenement, the property is just moments from scenic coastal walks, picturesque harbours, and a vibrant selection of local shops, cafes, bars, and restaurants. Excellent public transport links, including nearby bus and tram services, provide swift access to the city centre, making this an appealing opportunity for professionals or first-time buyers.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band – B



Description

The flat boasts a bright, airy layout enhanced by tasteful neutral décor throughout—offering a perfect canvas for personal touches. Entry is via a well-maintained communal stairwell leading into a welcoming entrance hallway with a convenient built-in storage cupboard. To the front of the home, the spacious living room takes full advantage of the flat's elevated position, showcasing spectacular sea views across the Firth of Forth. A traditional fireplace adds a focal point and a touch of character, while soft carpeting and a serene colour scheme create a warm and inviting space. Set just off the living room, the kitchen features a practical layout with white cabinetry, stone-effect worktops, and essential appliances including an electric cooker and washing machine. The double bedroom also enjoys panoramic coastal views and offers generous proportions, with space for freestanding furniture and the added benefit of a built-in wardrobe. A bright and neatly presented bathroom completes the accommodation, fitted with a white three-piece suite and an overhead shower.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, residents have access to a large, well-kept communal rear garden—mostly laid to lawn—offering a quiet outdoor space to relax. Unrestricted on-street parking is readily available in the area.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

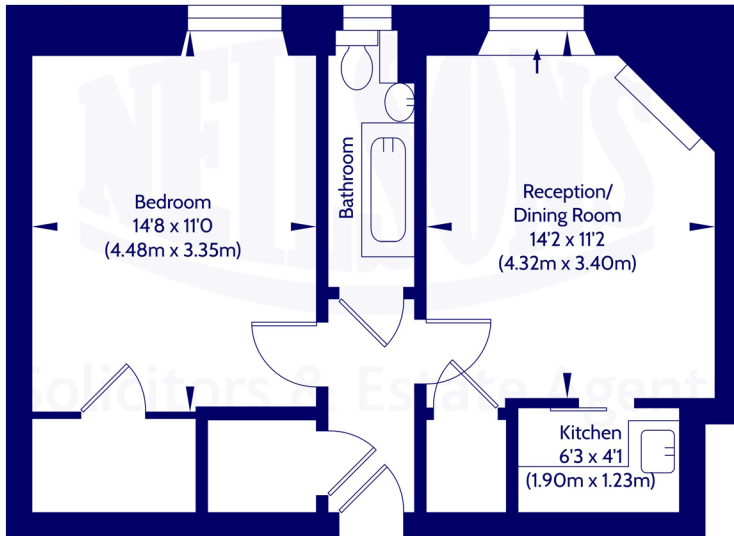
Trinity lies approximately three miles north of the City Centre and boasts charming streets and fantastic nearby green spaces including Inverleith Park, Victoria Park and the magnificent Royal Botanical Gardens. A great assortment of day to-day amenities can be found in the immediate vicinity including 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 43.51 Sq M / 468 Sq Ft.

First Floor



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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