



# 7/3 Starbank Road

Trinity, Edinburgh, EH5 3BW

  
**northwood**



Forming part of a traditional tenement building, this one-bedroom first-floor flat has a fantastic location in sought-after Trinity. It is set directly by the coast, complete with impressive views over the Firth of Forth, within walking distance of the harbours and a wealth of amenities, bars, and restaurants. Also within easy reach of bus and tram links, it offers a swift commute to the city centre and a desirable setting for city professionals, couples, and first-time buyers alike. In addition, the home enjoys a blank canvas of décor, and is presented in move-in condition, providing bright and spacious accommodation and excellent storage.

Reached via a shared stairwell, the flat's front door opens with a warm welcome into an entrance hall with a useful built-in cupboard. On the right is the living room. This inviting space has further built-in storage and a good-size footprint for comfy lounge furniture. It features a focal-point fireplace, and is enhanced by crisp neutral décor and snug carpeting. From the window, it also enjoys far-reaching views over the Firth of Forth. Meanwhile, the kitchen is just off the living area. It is fitted with white cabinets and stone-style worktops; plus, it comes with an electric cooker and a washing machine.

- First-floor flat in move-in condition
- Part of a traditional tenement building
- Set by the coast in sought-after Trinity
- Impressive views over the Firth of Forth
- Neutral decoration throughout
- Entrance hall with built-in cupboard
- Living room with feature fireplace
- Fitted kitchen just off the living area
- Double bedroom with built-in wardrobe
- 3pc bathroom with overhead shower
- Well-maintained communal garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C





**“Fitted kitchen just off  
the living area and a  
double bedroom with  
built-in wardrobe”**







On the opposite side of the hall, the double bedroom benefits from generous proportions to accommodate an excellent choice of bedside furnishings. It continues the neutral aesthetic found throughout and also boasts a built-in wardrobe for added convenience. Furthermore, it shares the same outlook as the living room. Finishing the flat is a bright bathroom, equipped with a three-piece suite and overhead shower. Gas central heating and double glazing ensure year-round comfort.

Outside, homeowners have shared use of a large rear garden which is laid to lawn and carefully maintained. Parking in the area is also on street and unrestricted.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, and a washing machine to be included in the sale.



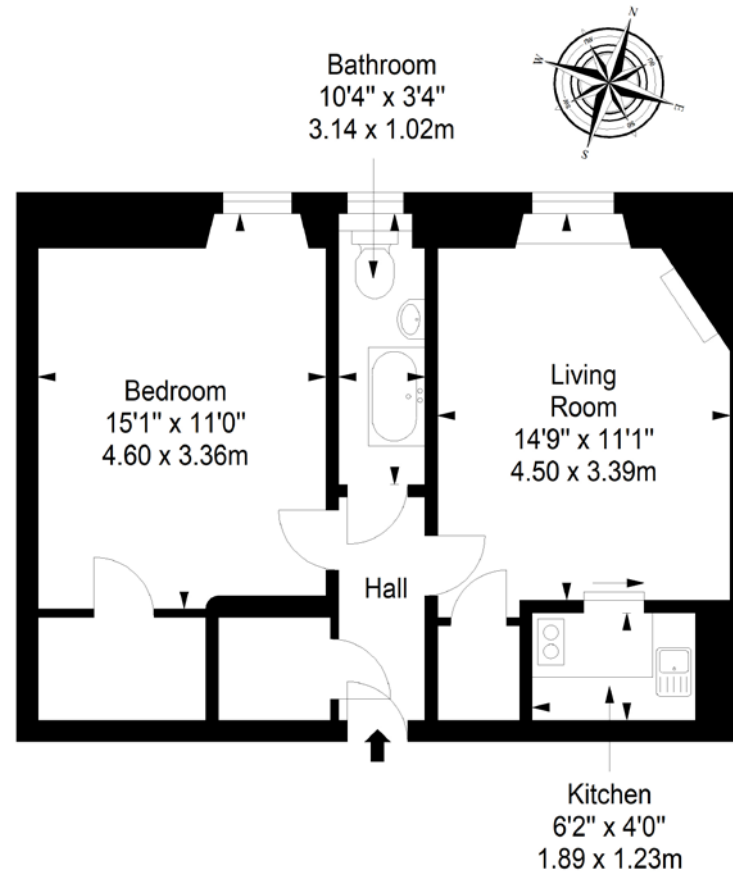
## Trinity, Edinburgh

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craigleith Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city, with the Airlink offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.

# Floorplan

## First Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



Total area: approx. 44.5 sq. metres (479.0 sq. feet)



edinburgh@northwooduk.com  
0131 343 1717  
www.northwooduk.com



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