



Fixed price £335,000

86/5 Trinity Road, Trinity, Edinburgh, EH5 3JU



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2



1



Modern 2 Bedroom First Floor Flat in Desirable Area

Spacious 2-bedroom First Floor Flat within a modern block of apartments set in mature grounds. The property offers well-proportioned living space with two bedrooms, two bathrooms, excellent storage and delightful views over well-kept gardens.

Accommodation comprises: Entrance Hall with Built-In Storage, Bay-Fronted, Living/Dining Room, Bright Dining Kitchen, Two Double Bedrooms with Fitted Wardrobes, En Suite Shower Room, Further Bathroom, Walk-In Storage Cupboard, Double-Glazing, Gas Central Heating, Manicured Communal Gardens.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

Factoring fees apply.

Allocated Parking

ACCOMMODATION (WIDEST POINTS)

Living Room	19'9" x 11'6" (6.02 x 3.51)
Dining Room	10'0" x 7'10" (3.07 x 2.41)
Kitchen	11'6" x 7'8" (3.53 x 2.34)
Bedroom 1	12'9" x 12'4" (3.89 x 3.76)
Bedroom 2	12'9" x 12'0" (3.91 x 3.68)

LOCATION

Situated approximately 3 miles from the City Centre Trinity Road is a prestigious, highly desirable residential area. There are local stores and coffee shops nearby on East Trinity Road and the local Cycle paths connecting most of Edinburgh are close by and easily accessible.

EXTRAS

Extras All fitted floor coverings and kitchen appliances are included in the sale. Note: No warranty will be provided for appliances

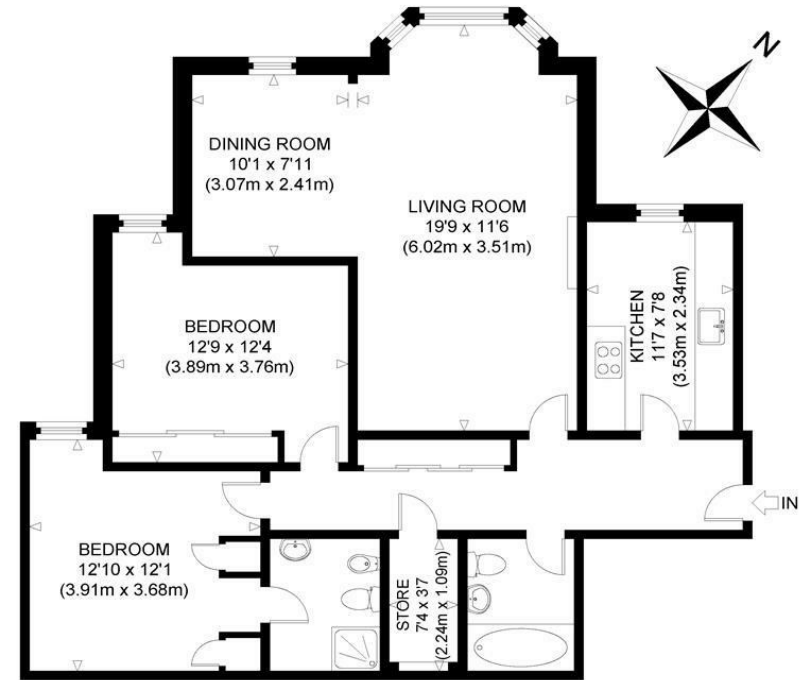
EPC RATING

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VIEWING

By appointment please telephone 0131 253 2986.





FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 984 SQ FT / 91.5 SQ M

TRINITY ROAD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 984 SQ FT / 91.5 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.