



Immaculate, Three bedroom, ground floor flat



This immaculate, three-bedroom, ground floor, tenement flat has a great location in the sought after Trinity area of Edinburgh, close to excellent local amenities, Ocean Terminal, The Botanic Gardens and transport links. The flat has been upgraded throughout, is in walk-in condition and offers bright and spacious accommodation, with attractive period features. There is a communal entrance stair, hallway, with a walk-in cupboard and a generous lounge, with lovely cornicing. The kitchen has attractive, modern, grey fitted units and appliances. The main bedroom has a walk-in cupboard, with a window, which houses the boiler, an Edinburgh Press and a further storage cupboard. There is a second double bedroom, with cornicing, and a single bedroom. The shower room is newly fitted, with smart fittings, shower cabinet, wet walling and a vanity unit. There is a nicely kept communal garden to the rear.



Key Features

- Communal stair
- Hall with storage
- Lounge (virtually staged)
- Kitchen
- Three bedrooms (one is virtually staged)
- Shower room
- Double glazing
- Gas central heating
- Communal garden
- On-street parking





Trinity

The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including local shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible by bus and tram and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides major stores and a multi-screen cinema. There is a 24-hour Asda supermarket located within neighbouring Newhaven district and there is a Sainsburys local located on Craighall Road. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.



Extras

All fitted floor coverings, light fittings, oven, hob, washing machine and dishwasher are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

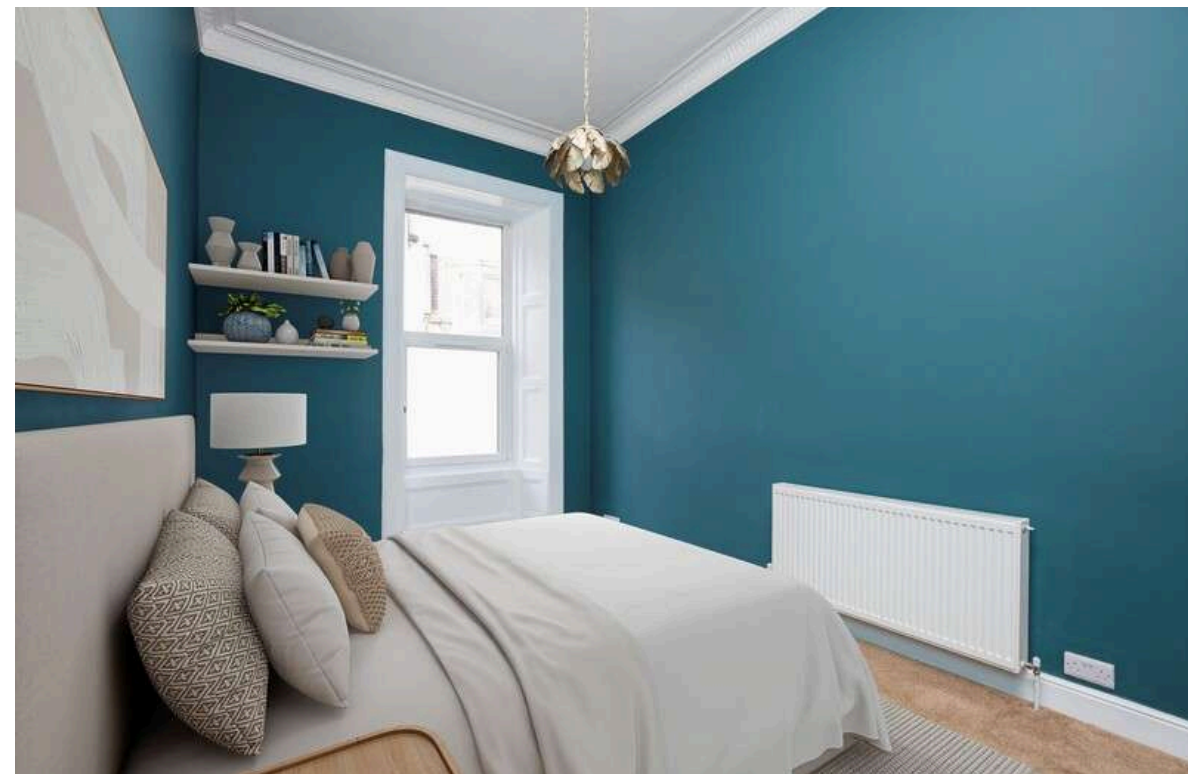
£300,000

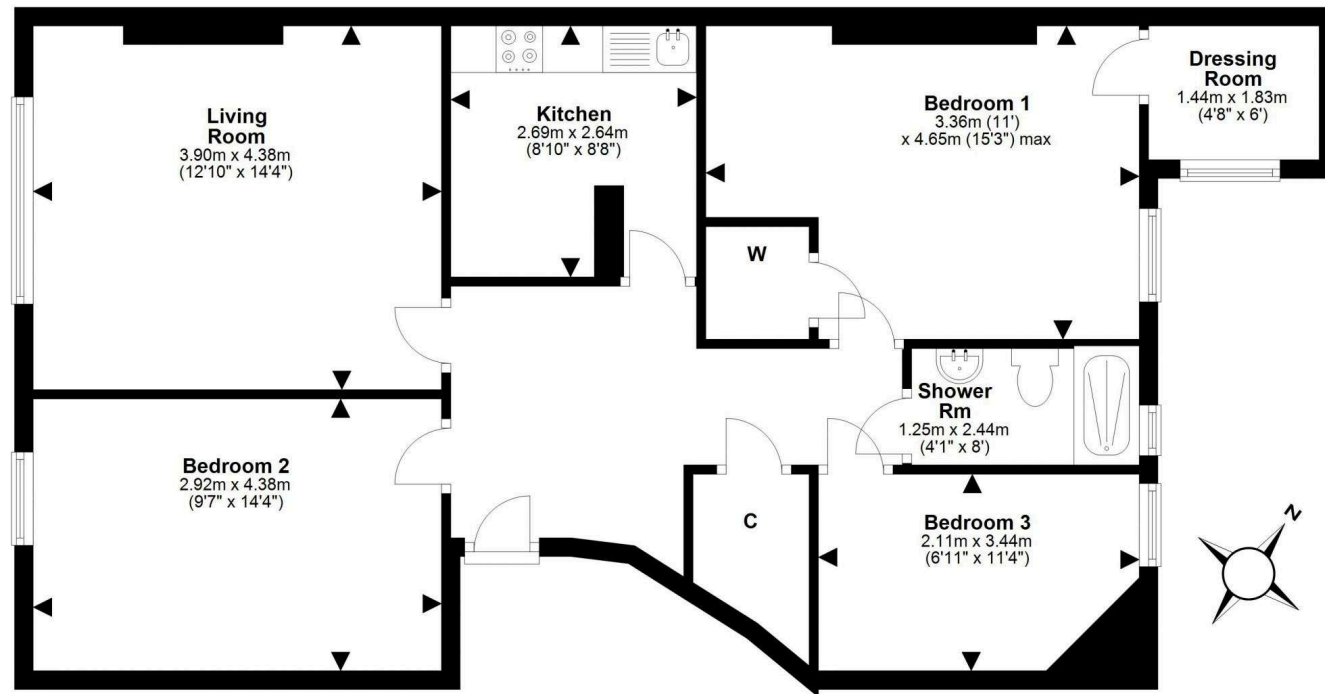
EPC Rating

C

Tenure

Freehold





Total area: approx. 80.5 sq. metres (866.8 sq. feet)
This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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