



Stunning

Two bedroom, first floor period property



This stunning, two-bedroom, first floor, period property has a fantastic location in the heart of Trinity and is packed with beautiful period features, including original flooring, cornicing, an Edinburgh Press and bay window. The flat has been reconfigured to offer modern and spacious, open plan living and generous bedrooms, is in true, walk-in condition and has been very tastefully decorated throughout, with attractive blinds and curtains to finish the look. The accommodation consists of a particularly attractive communal stair, hallway, with clever storage and a ceiling airer, an elegant, open plan, kitchen/dining/living room, with smart, soft grey units, wooden worktops, tiled floor, plenty of space for dining and the seating area feels light and spacious with high ceilings and has a feature fireplace, with gas flame fire and wood surround. There are two double bedrooms, one with original cornicing, and one with a window seat, a storage cupboard and walk-in cupboard housing the washer drier and boiler. There is also a shower room, with a walk-in shower and very nice tiling, a well-kept communal garden to the rear, with an area of lawn, trees and shrubs. This property is an ideal family home or second home for those looking for a pied-a-terre in this beautiful part of the city.

Key Features

- Communal stair, with entry phone
- Hallway
- Open plan kitchen/dining/living room
- Two double bedrooms
- Shower room
- Good storage
- Gas central heating
- Sash and case windows
- 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 Ocean Terminal retail and leisure complex which provides 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, curtains, blinds, light fittings (excluding shades), oven, hob, microwave, fridge freezer, dishwasher, washer/dryer are included in the sale (no warranties given). Some furniture may be available by separate negotiation.

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

£340,000

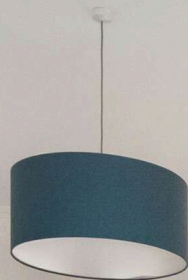
EPC Rating

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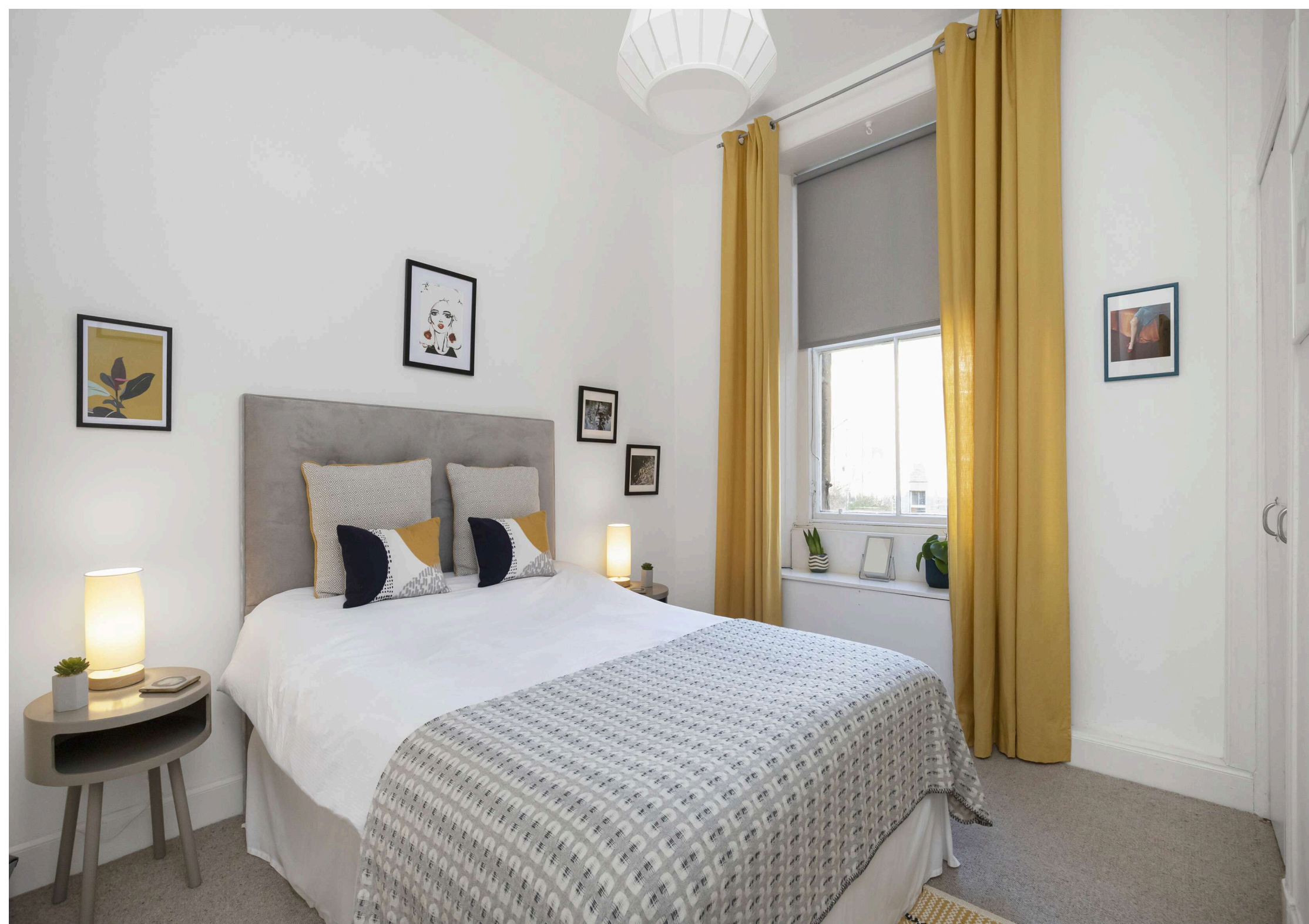
Tenure

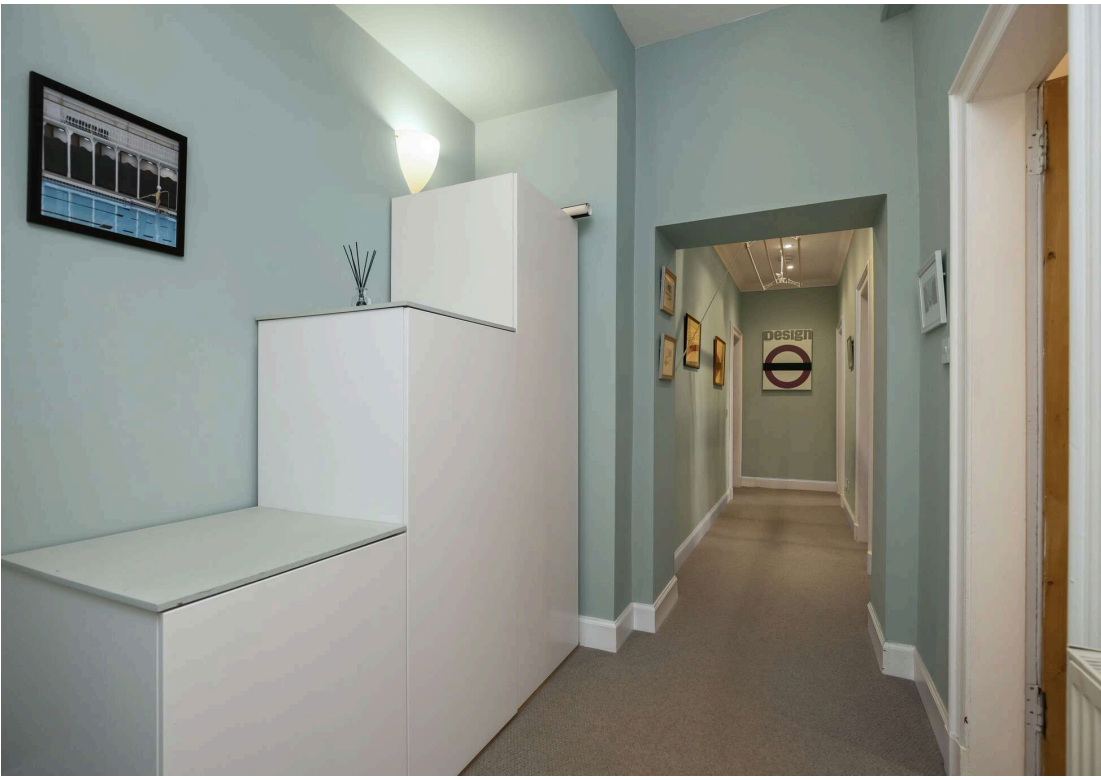
Free hold

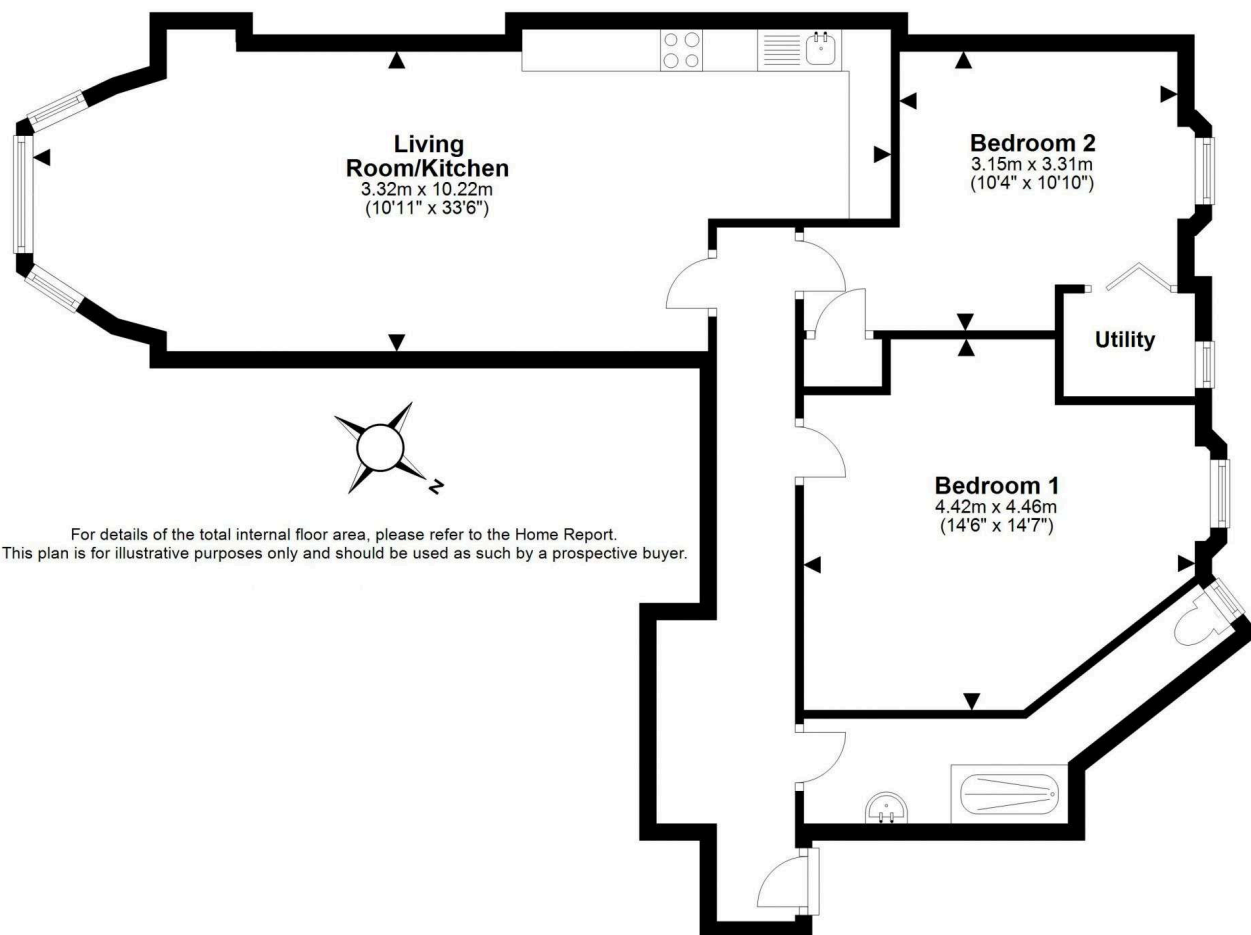












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