



# A charming and spacious period home



Set within the highly desirable coastal district of Trinity, this beautiful and traditional, four-bedroom upper flat offers an exceptional blend of classic character and generous living space. Occupying the upper floor of an elegant period building, the property boasts impressive proportions throughout, with high ceilings, large windows and an abundance of natural light. The accommodation is both flexible and well balanced, making it ideal for families or those seeking versatile home-working space. At the heart of the home is a bright and welcoming living room, rich in period charm, with a feature fireplace, woodburning stove, cornicing and bay window, perfect for both everyday living and entertaining. The four well-proportioned bedrooms provide excellent flexibility, with bedroom one currently used as a lounge and has a lovely bay window to enjoy the glimpse of the sea, while the kitchen, has well designed units, an island unit and offers ample space for dining and socialising. A smart family shower room completes the accommodation. The property retains many traditional features, such as the intricate cornicing, architrave and doors, enhancing its timeless appeal, while offering exciting potential for a new owner to personalise. Externally, the property further benefits from a south facing landscaped garden, providing a peaceful and private outdoor space ideal for relaxing, entertaining or family enjoyment and accessed at the end of a shared path to the rear of the property. Located just north of the city centre, Trinity is renowned for its leafy streets, strong community feel and proximity to the waterfront. Excellent local amenities, highly regarded schools, scenic coastal walks and swift transport links to Edinburgh city centre make this a superb lifestyle location.

## Key Features

- Hall, with good storage
- Living room, with wood burner
- Dining kitchen
- Bedroom 1/lounge
- Three further bedrooms
- Shower room
- Double glazing
- Gas central heating
- Shared entrance with storage for bikes, pushchairs etc
- Private rear garden, accessed from a shared path
- 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 bus and tram 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, blinds, light fittings, cooker, washing machine, dishwasher, microwave and garden shed are included in the sale (no warranties given). Some furniture may be available if required.

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

F

## Home Report Valuation

£600,000

## EPC Rating

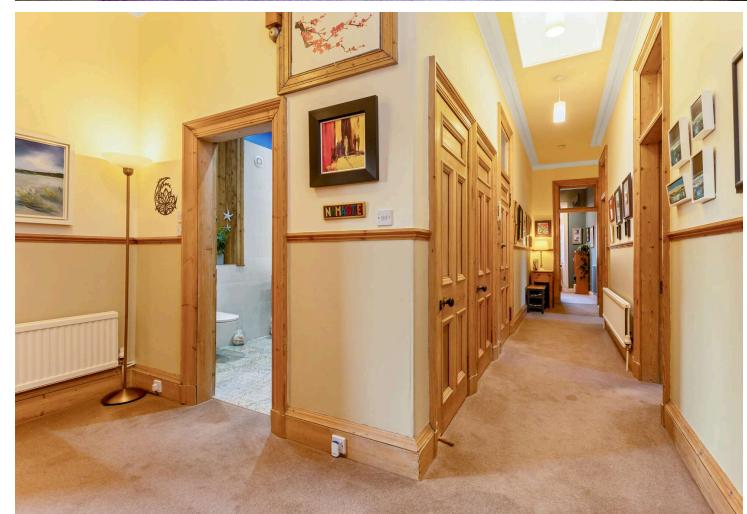
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## Tenure

Freehold

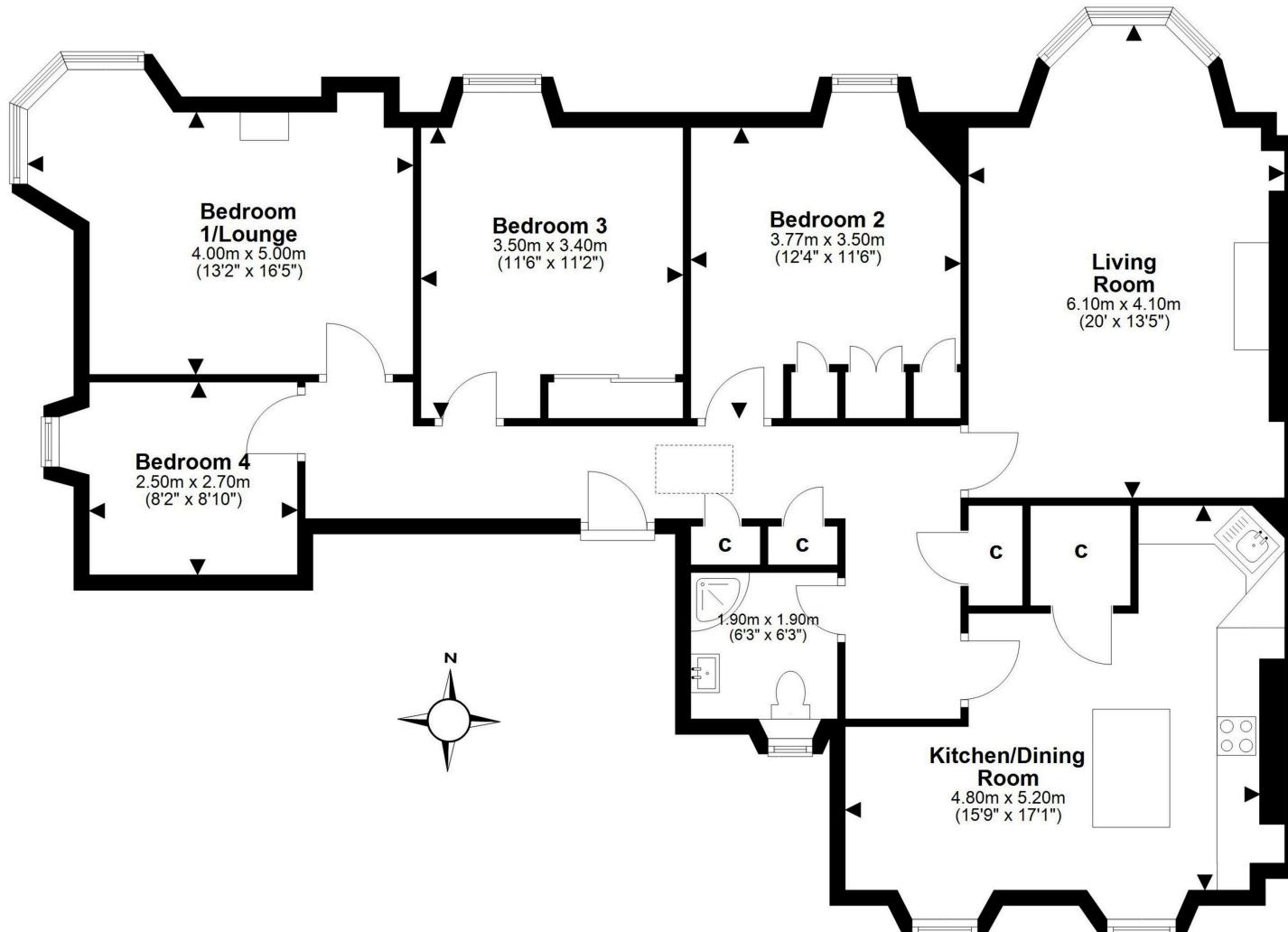












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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