



Trinity

8/13 New Cut Rigg, Trinity
EH6 4QR

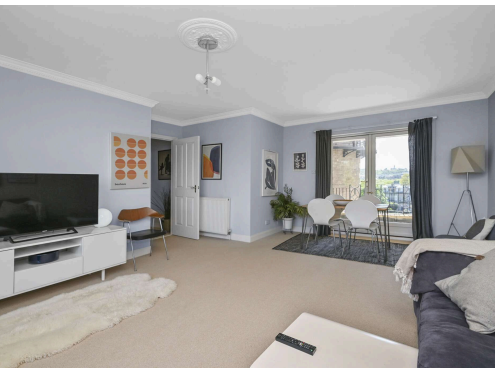


Buzzer 8/13 - Fourth Floor Flat

OFFERS OVER £365,000

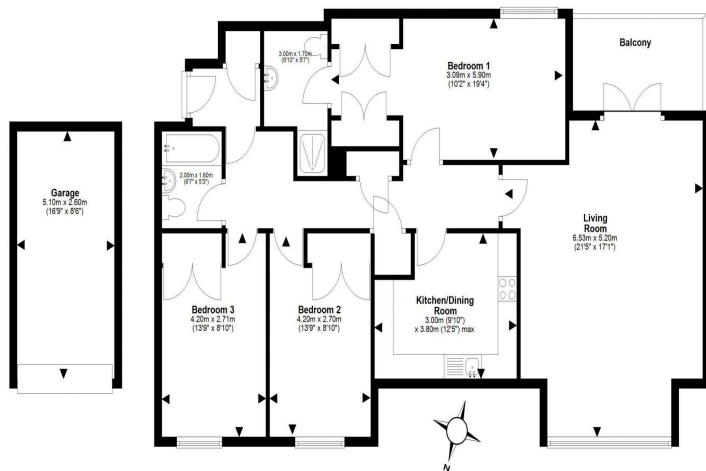
- Vestibule & hallway
- Livingroom/diningroom with balcony
- Kitchen
- 3 bedrooms (master en-suite)
- Family bathroom
- Garage
- Gas central heating
- Double glazing
- Balcony
- Excellent storage
- Lift access

Viewing - appointment please call
Solicitors (0131) 554 6321









Viewing is highly recommended of this well presented 3 bedroomed 4th floor flat. The Trinity area lies to the North of the City Centre and has a range of local amenities and excellent public transport links to the City Centre and further afield. Nearby the Royal Botanic Gardens and Inverleith Park offer beautiful scenery with the development offering direct access to the North Edinburgh Cycle Route. The route offers easy access to the surrounding areas including, Newhaven, Stockbridge, and Leith.

Accessed via a shared stairwell, with lift access, the property opens to an entrance vestibule with a built-in storage cupboard and leads you to the hallway. The hallway benefits from 2 built in storage cupboards, entry phone system and gives access to most rooms off. The impressive dual aspect living room offers ample room for dining purposes with natural light and has a balcony off to the front which offers views towards Carlton Hill, Edinburgh Castle, and Salisbury Crags. The kitchen is located to the rear of the flat overlooking Victoria Park, and has base and wall units, integrated oven, gas hob, and a freestanding washing machine. To the front is the master bedroom with 2 built in wardrobes and with en-suite off. The en-suite has partially tiled walls, WC, wash hand basin counter sunk within a vanity unit, shower, and bidet. Two additional double bedrooms are situated to the rear of the flat. A family bathroom completes the accommodation and features partially tiled walls, WC with hidden cistern, wash hand basin within a vanity unit, bath with overhead shower, and a heated towel rail.

Additional benefits include a private single garage, residents parking, communal grounds, lift access, double glazing and gas central heating.

Extras

To include the free standing automatic washing machine as mentioned, carpets and livingroom curtains - The fridge freezer can be sold by separate negotiation

Note

The development is factored by James Gibb with an annual fee of £1,475 (as at date of advertising) which includes block building insurance, lift maintenance, upkeep of landscaped garden grounds and general external maintenance.

OFFERS

Offers Over £365,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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