



# 15/1 Chancelot Terrace

Trinity, Edinburgh, EH6 4SS



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## 2 bedroom ground floor flat, ideal for a young professional or as an investment.

- Bay windowed sitting room
- Kitchen
- Double bedroom with walk-in closet
- Bedroom 2
- Bathroom with 3-piece suite
- Excellent location
- Close to amenities
- Private front garden
- Communal rear garden
- Gas central heating & double glazing



**Asking Price: £265,000**

**EPC Rating: D**

**Council Tax: C**

**Tenure: Freehold**

Further information can be found in the home report.

**[vmh.co.uk](http://vmh.co.uk)**

# About the Property

This spacious ground floor flat is situated within the popular Trinity district with quick and easy access to the city centre. Entered via quiet and well maintained communal stairway the property offers bright accommodation and is likely to appeal to a variety of buyers including young professionals or those looking for an investment.

Further benefits include gas central heating and double glazing, a private garden area to the front and a south facing communal rear garden.

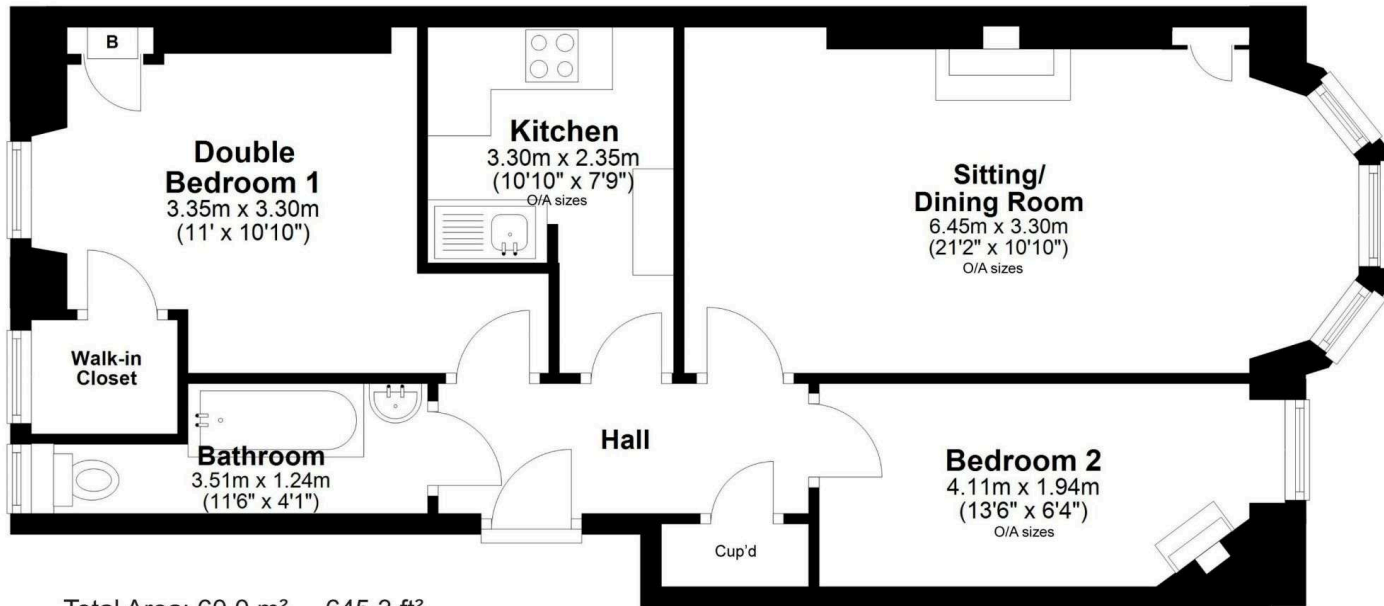
## Extras

To include all fitted floor covering, blinds, fridge/freezer, washing machine, oven, hob and cooker hood.



# Location

The property lies in the affluent and established district of Trinity Edinburgh about 2 miles from the city centre, close to the Firth of Forth. This is a high amenity district with pleasant leafy streets and a fine local park with an active tennis and bowling club, local shopping at Goldenacre and larger supermarkets in Ferry Road, Comely Bank, Craighleith and Newhaven. For the gardener allotments can be found at nearby and The Royal Botanic Gardens are also within easy reach. The location offers easy commuting by bike or foot on the Victoria Path cycleway accessed through Victoria Park and Gosford Place. The cosmopolitan waterfront in The Shore, Ocean Terminal shopping and leisure centres are in easy driving distance. Furthermore specialised shopping including coffee shops, bars and restaurants, are available in nearby cosmopolitan Stockbridge.



Total Area: 60.0 m<sup>2</sup> ... 645.3 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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Ground Floor





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