



16 Belvedere Park

Trinity, Edinburgh, EH6 4LR



VMH ESTATE AGENTS



Bright & generously proportioned 3 bedroom first floor flat with balcony & garage

- Spacious sitting/dining room
- West-facing balcony
- Fitted kitchen
- 3 double bedrooms - built-in wardrobes
- Shower room
- WC
- Desirable residential area
- Well maintained shared grounds
- Garage & residents' parking
- Electric heating & double glazing



Offers Over: £335,000

EPC Rating: E

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Forming part of a peaceful development in the desirable residential area of Trinity, this appealing first floor flat benefits from a west-facing balcony and a garage within the development. The property lies within walking distance of a variety of local amenities and green spaces as well as being within easy reach of the city centre.

The interior is bright and generously proportioned throughout with excellent storage space. The property would now benefit from some upgrading and modernisation but offers superb potential to create a wonderful home.

Residents have a code to gain access to Newhaven Park which is only for residents of Park Road and Belvedere Park.

Extras

All fitted floor coverings, light fittings, curtains, curtain poles, blinds, hob, oven, extractor hood, fridge/freezer, dishwasher, washing machine and tumble dryer are included in the sale price.





Location

The property lies in the affluent and established residential district of Trinity, approximately 2 miles from the city centre and 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. There is fantastic local shopping at Goldenacre and a Morrisons, Waitrose, Sainsbury's and Asda supermarkets all nearby. The Royal Botanic Gardens are also within easy reach. The cosmopolitan waterfront areas of Leith, The Shore and Granton Harbour are close and include excellent shopping and dining facilities at the Ocean Terminal shopping centre and Commercial Quay. Excellent schooling is represented in the state and private sector.



Management

The development is factored and maintained by Charles White Ltd for an approximate quarterly fee of £350 which includes Buildings Insurance.



A photograph of a three-story brick apartment building with blue garage doors and a tree in the foreground. The building has multiple windows and a paved parking area with several cars parked. A large tree is in the foreground on the left, and a white lamppost stands near the center. The sky is blue with scattered clouds.



VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

☎ 0131 622 2626

✉ property@vmh.co.uk

🌐 vmh.co.uk

📄 DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.