



7 Trafalgar Street
Edinburgh, EH6 4DH

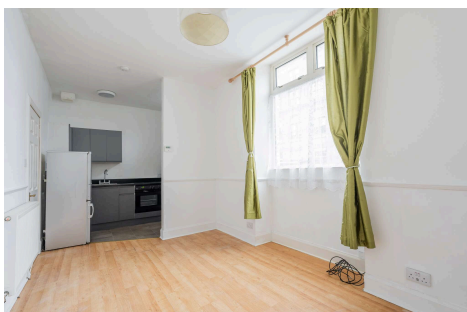
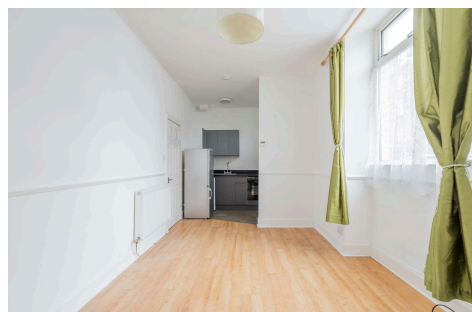
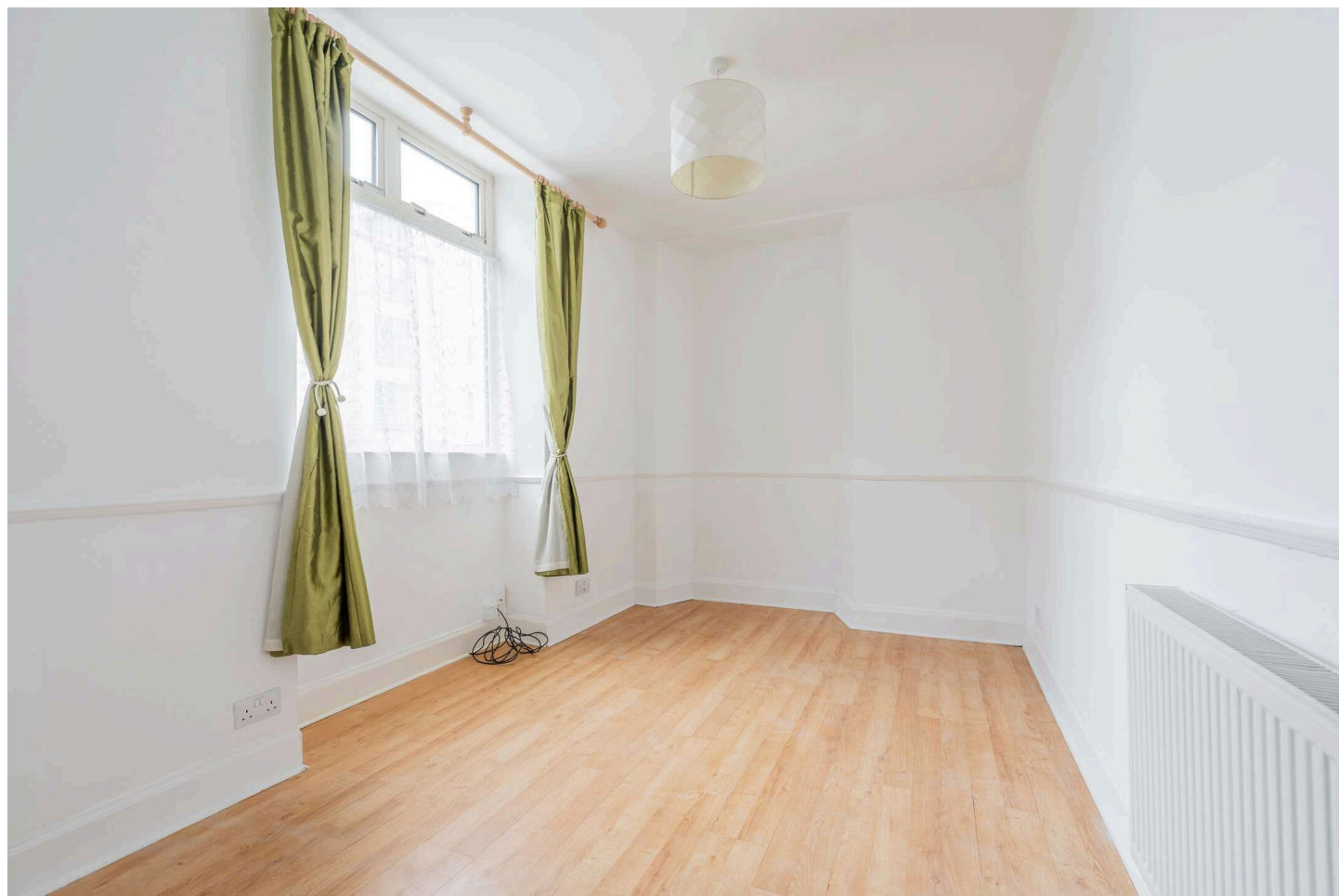
Lounge
Fitted Kitchen
Double Bedroom
3-Piece Bathroom Suite
Double Glazing
Shared Rear Garden
EPC: C
Council Tax Band: A

This comfortable one bedroom main-door flat forms the ground floor of a traditional building pleasantly located in the sought-after district of Bonnington. An appealing starter home with letting potential, this charming flat offers a light interior and a sunny shared garden to the rear.

The property comprises; bright and spacious lounge with wooden flooring, fitted kitchen base and wall-mounted units and appliances including fridge freezer and washing machine, well-proportioned double bedroom with sizeable walk-in wardrobe with overhead storage, three piece-bathroom suite with shower over bath. Gas central heating ensures a comfortable living environment all year-round.

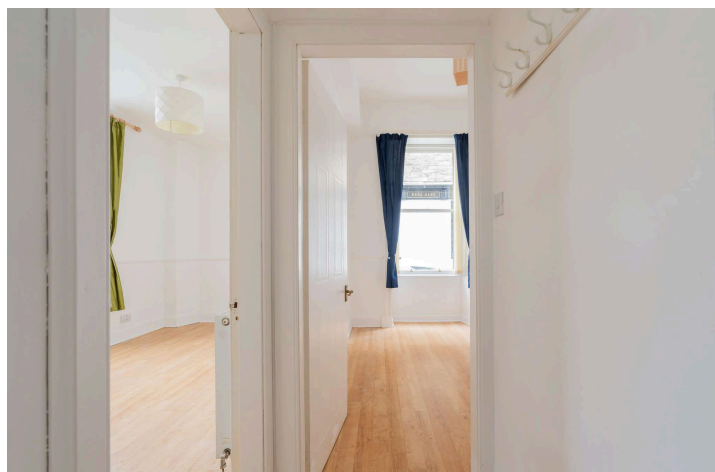
Externally, the property benefits from a shared drying green which gets plenty of sun, and ample on-street parking.

Bonnington is a popular area with nearby local convenience shopping while ideally placed to take advantage of the city's finest amenities within a short bus journey/drive away. There are many recreational facilities in the vicinity including access to the Water of Leith walkway providing excellent cycling and the beautiful Victoria Park. The fashionable Shore district is also easily accessible providing excellent amenities including a large sports complex, restaurants & bistros and the Ocean Terminal with shopping mall and multi-screen cinema. A frequent and effective public transport service operates nearby to many parts of the city and proximity to Ferry Road also gives the area distinct location advantage in terms of accessibility to Edinburgh International Airport, the Queensferry Crossing and the central motorway network.







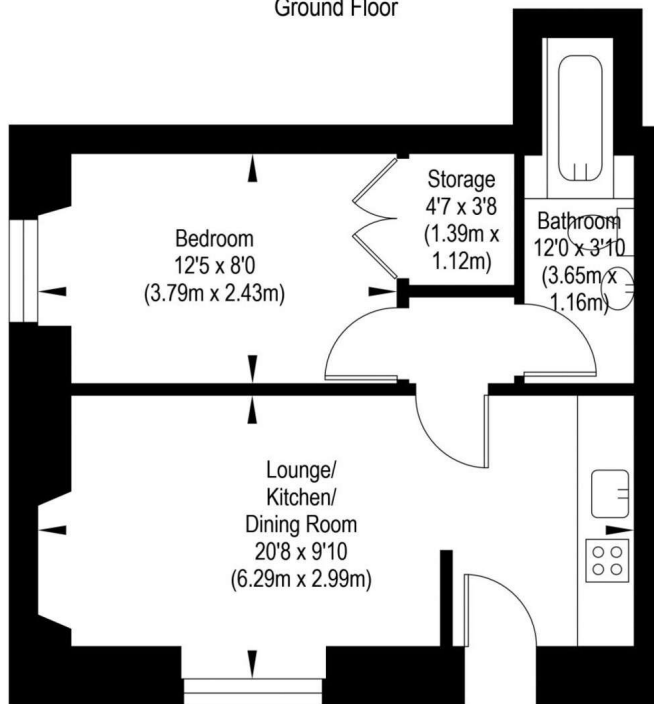






Approx. Gross Internal Floor Area 33.24 Sq M / 358 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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