

# Flat 4, 13 Cargil Terrace

TRINITY, EDINBURGH, EH5 3ND



*Generously proportioned two-bedroom second-floor flat in Edinburgh's popular area of Trinity*



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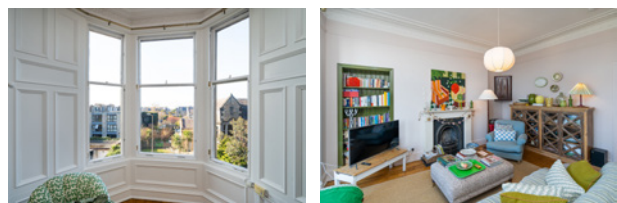
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McEwan Fraser Legal is thrilled to present this exceptional two-bedroom second-floor flat in the highly sought-after Trinity area of Edinburgh. Boasting beautiful sea views from the elegant bay window in the living room, this stunning home is perfectly positioned to enjoy the tranquillity of nearby parks and tennis courts while remaining within easy reach of the vibrant city centre.

# THE LIVING ROOM



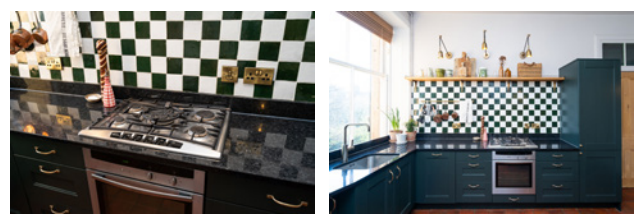
Inside, the property offers an outstanding blend of period charm and modern convenience. The grand and inviting living room is flooded with natural light, where the magnificent bay window frames captivating sea views, an idyllic setting for relaxation and entertaining.



# THE KITCHEN



The beautifully appointed dining kitchen features luxurious stone worktops, terracotta tiled floor, sleek gas hob, a fan oven, and high-quality integrated appliances, with generous space for entertaining. The charming scullery provides additional storage and a convenient utility area.





# THE UTILITY







The two rather spacious double bedrooms both offer ample storage and a peaceful retreat from city life, while the versatile box room is perfect for use as a stylish home office, nursery, or creative space. The flat is also equipped with a three-piece bathroom suite, fully tiled and complete with a shower over the bath for ultimate comfort.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





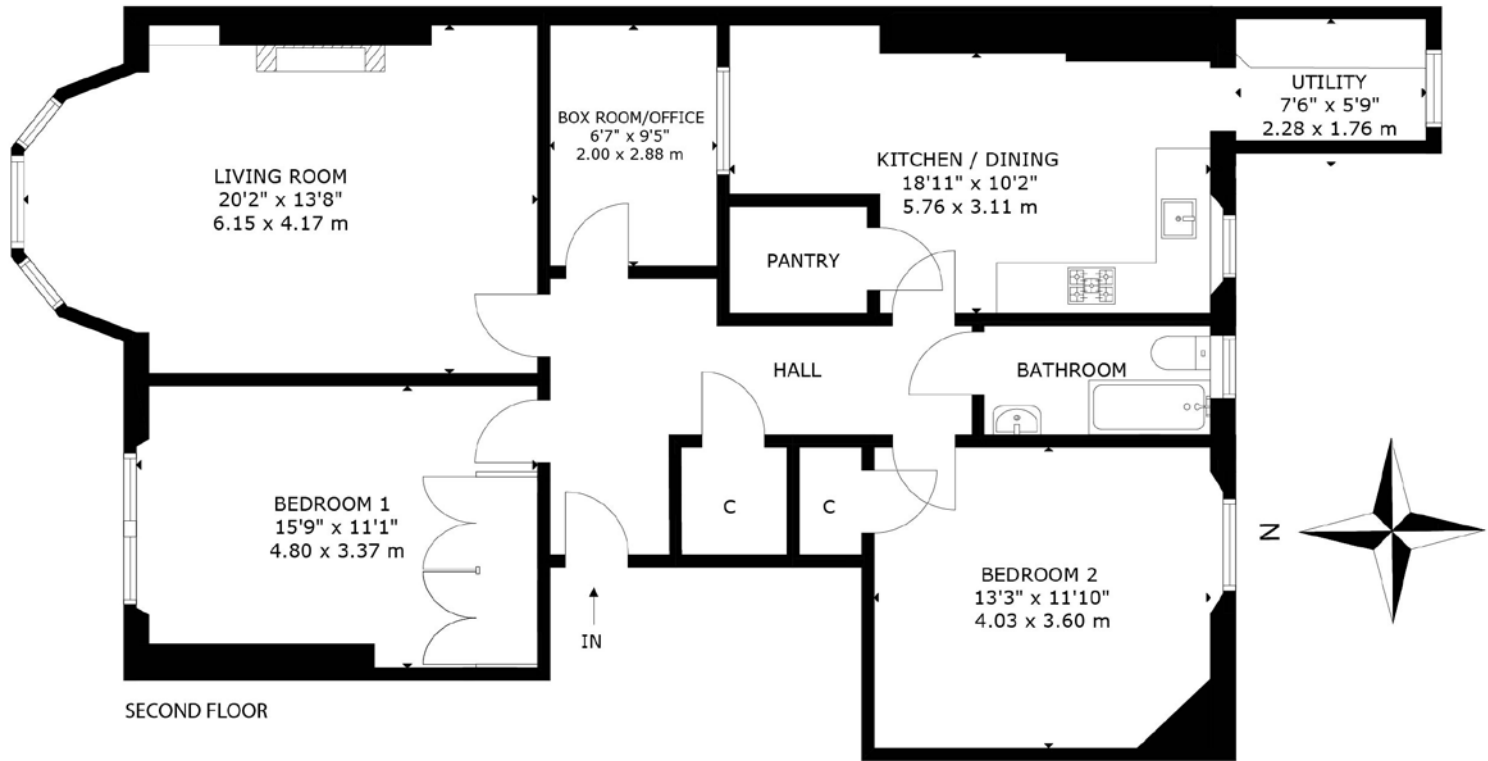
Beyond the impressive interior with traditional features, this remarkable home enjoys unrivalled access to scenic green spaces, including a communal rear garden which is nicely maintained, excellent local amenities, and superb transport links. No matter what you are looking for, from home to investment, this Trinity gem is not to be missed!

## EXTERNALS & VIEW



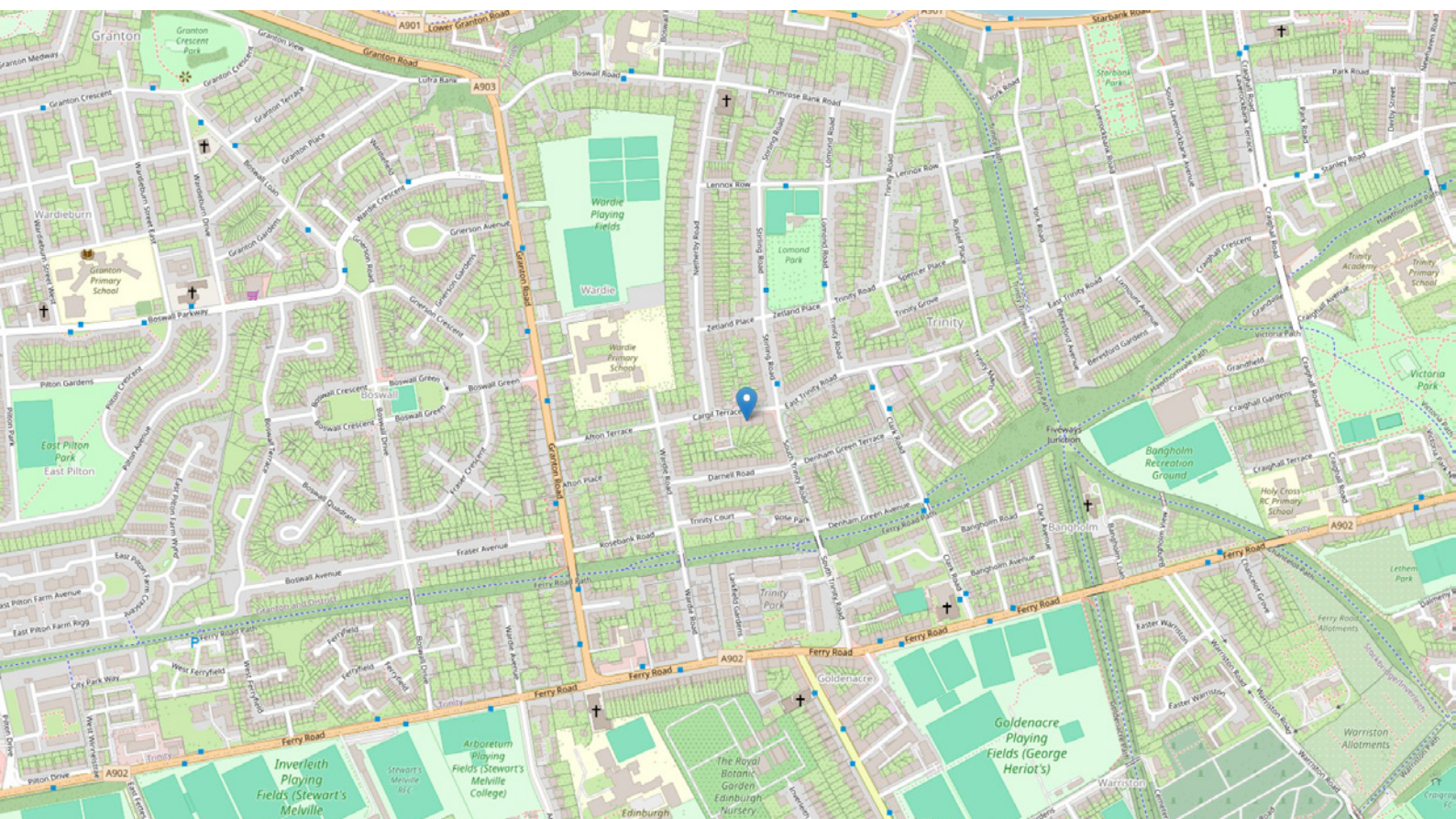


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 104m<sup>2</sup> | EPC Rating: C





# THE LOCATION

There are parts of the City which, because of their location and character, stand head and shoulders above all else. Morningside might be one, Comely Bank could be another, but Trinity, without a doubt, certainly is. The district is purely residential in nature and is situated just north of the New Town, connected to it by Inverleith Row. It comprises a wide variety of substantial property styles ranging from very large detached stone-built villas to spacious flatted properties, all completed before the turn of the century. Rather fewer modern properties provide something of a counterpoint, but even a brief visit to the district will readily reveal its air of establishment and maturity.







From here, along Inverleith Row, the trip into the City Centre might take as little as ten minutes using one of the many and frequent bus services that pass through the district. Being located on Ferry Road, travel to the east and west sides of the City cannot be simpler or more convenient. Nearby is an excellent local shopping centre at Goldenacre. This is a very lively centre providing a wide variety of shopping facilities as well as post office and banking services.

For those who enjoy open-air facilities, there are the Botanic Gardens and Inverleith Park nearby. The walkways created on some of Edinburgh's old railway lines, which radiate out from Warriston, offer country-like walks yet within the very heart of the City. Edinburgh's formal entertainments tend to be highly concentrated in the Lothian Road/Tollcross area. Here there are theatres and cinemas, all manner of bars and restaurants, indoor sports facilities and health clubs. The return trip by taxi ought to take no more than ten minutes in the late evening.

All things considered, this is a peaceful, quiet, convenient and well-established area surrounded by excellent services and amenities and within the easiest possible reach of the City Centre. As a consequence of all this, it is a much-respected and highly sought-after.



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