



RALPH SAYER
SOLICITORS & ESTATE AGENTS

27/5 Trinity Crescent

Newhaven, Edinburgh EH5 3EE

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Discover the charm of coastal living in this traditional top (third) floor flat, perfectly situated beside the scenic Firth of Forth, opposite the popular Old Chain Pier and just a stone's throw from the picturesque Newhaven Harbour.

As you step inside, you are welcomed by a generous reception hall that leads to an elegant sitting room, where you can relax while enjoying stunning, far-reaching views over the water to Fife. The bright, south-facing kitchen/diner at the rear is designed with entertaining in mind, featuring a spacious dining area and a well-equipped kitchen fitted in an alcove, complete with a convenient pantry/utility cupboard adjacent. This delightful home boasts two comfortable bedrooms, a generously-sized double and a cosy single, both offering lovely sea views. Additionally, a large versatile box room off the hall, fitted with a velux window, floods the space with natural light and offers guest sleeping, office space and storage. Completing this lovely flat is a bright and spacious three-piece bathroom, featuring a shower over the bath for your convenience.

Property Summary

- Lying next to the Firth of Forth with lovely sea views
- Traditional top (third) floor flat
- Elegant sitting room
- Spacious south-facing kitchen/diner
- Two comfortable bedrooms; one double, one single
- Versatile large box bedroom with velux window
- Bright three-piece bathroom
- Gas central heating & double glazed windows
- Shared rear garden
- Unrestricted on-street parking
- EPC Rating - D | Council Tax Band - D

Home Report Value - £ 320,000







Stunning two
bedroom
traditional flat,
next to the
Firth of Forth





Outdoor space; there is a well kept, shared rear garden.

Parking: Unrestricted on-street parking

Extras: all fitted floor coverings, blinds, light fittings and kitchen appliances (oven, hob, washing machine & fridge/freezer), to be included in the sale.

Let us help you find your next
dream property!



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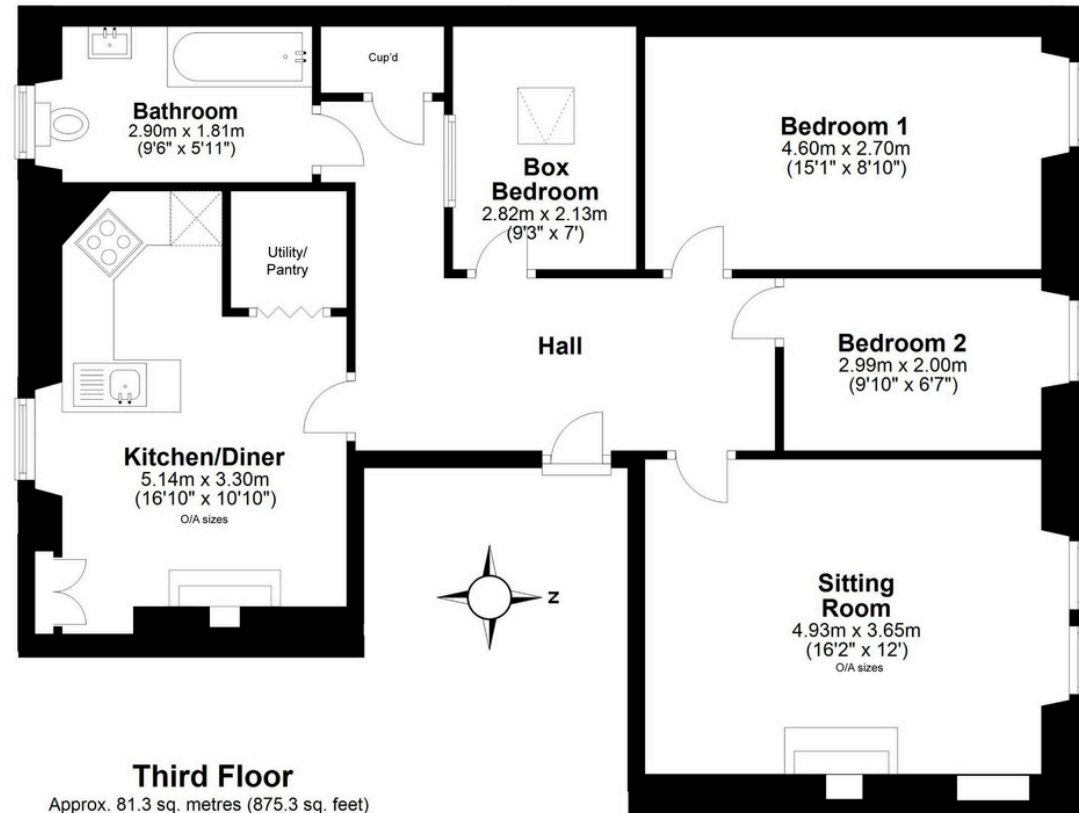
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Third Floor
Approx. 81.3 sq. metres (875.3 sq. feet)



Firth of Forth towards Newhaven harbour

Location

Newhaven is a popular area, located north of the city centre, sitting on the banks of the Firth of Forth and bordering the areas of Trinity and the 'Shore', Leith. It boasts a picturesque harbour, the renowned Fishmarket restaurant, Porto & Fi cafe and the Old Chain Pier bar restaurant. Local amenities, include a nearby 24hr Asda, with additional amenities found at the Shore area and the Ocean Terminal shopping centre, which has a Pure Gym and a Vue cinema. For the keepfit enthusiasts, there is also a David Lloyd Fitness Club, and access to the vast Water of Leith cycle path network, via the pretty Victoria Park.

The head quarters of the Scottish Office are within walking distance and there are excellent transport links including; regular bus services, trams, and good access east to the A1 or west to the city bypass and Forth Road Bridge.