



32/3 Gosford Place
TRINITY | EDINBURGH | EH6 4BH


warners
solicitors & estate agents



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An impressive light and spacious two-bedroom first floor flat in excellent order, set in the sought after Trinity area. This charming property has retained many period features including feature fireplaces, sanded real wood flooring and ornate cornicing. Forming part of this well-maintained traditional tenement quietly nestled away within this peaceful cul-de-sac and boasting lovely open outlooks. This lovely apartment should appeal to a professional couple, those with a small family or a buy-to-let investor, offering generously proportioned ready to move-in accommodation comprising –

- Welcoming hallway with storage and pulley airer
- Elegant bay windowed living room/dining room with feature fireplace, boasting ornate cornicing, real wood flooring and an attractive outlook
- Well equipped breakfasting kitchen with handy breakfast bar
- Principal double bedroom with walk in wardrobe
- Further double bedroom with feature fireplace
- Bathroom with three piece suite, shower over bath
- Gas central heating
- Double glazing
- Communal shared rear garden
- Ample on-street parking

Included in the sale will be the blinds and curtains, the kitchen appliances and chairs, the wardrobe in the bedroom. A double bed will also be available if required. EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. Cycling and pedestrian paths from Gosford Place lead directly through the adjacent Victoria Park to Newhaven, the city centre, and Leith. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides a multi-screen cinema and Pure Gym whilst a 24 hour Asda supermarket is within neighbouring Newhaven. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network including a tramline connecting Leith to the city and to Edinburgh International Airport. An efficient public transport network is on hand, with 24-hour buses.



