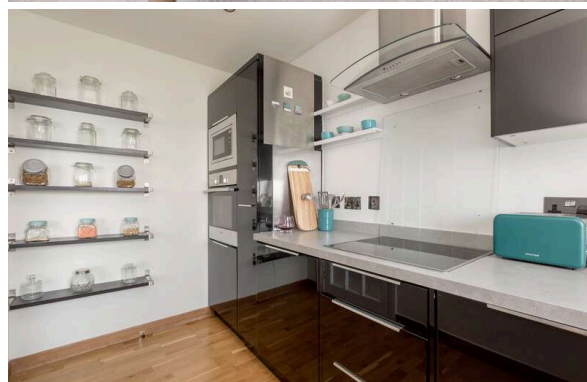




25/5 Starbank Road
TRINITY | EDINBURGH | EH5 3BY


warners
solicitors & estate agents



25/5 Starbank Road

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This elegant two-bedroom, top-floor flat is situated in the highly sought-after area of Trinity, Edinburgh. Offering a perfect blend of comfort and style, the property presents an ideal home with its well-designed layout and captivating features.

The property boasts a spacious sitting/dining room that serves as the heart of the home. This inviting space is bathed in natural light, creating a warm and welcoming ambiance. The highlight of this room is undoubtedly the stunning sea view, providing a picturesque backdrop for relaxation and entertaining. Adjacent to the sitting/dining room is the modern kitchen, a sleek and contemporary space featuring attractive black units. The kitchen is not only stylish but also highly functional, equipped with all the necessary appliances and ample storage, making it a joy for any home cook.

The property boasts two well-appointed bedrooms. The first is a spacious double bedroom complete with an integrated wardrobe, offering generous storage and a serene atmosphere for restful nights. The second bedroom is versatile and leads directly to a beautiful balcony, perfect for enjoying morning coffee or evening sunsets. Completing the property is a neutrally decorated and contemporary bathroom. This elegant space includes a shower over the bath, combining convenience and comfort for your daily routines. Overall, this top-floor flat in Trinity encapsulates modern living with its stylish interiors, practical layout, and breathtaking views, making it a truly desirable residence. In brief it comprises:

- Welcoming hall with ample storage.
- Spacious sitting/dining room with wonderful sea view.
- Modern kitchen with attractive black units.
- Two bedrooms, a double bedroom and a versatile second bedroom with balcony.
- Contemporary family bathroom with shower over bath.
- Electric heating and double glazing.
- Allocated parking space.

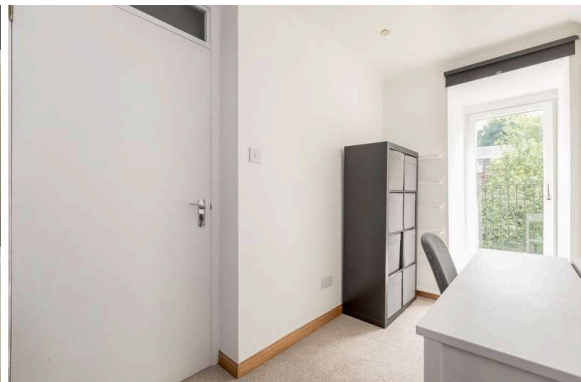
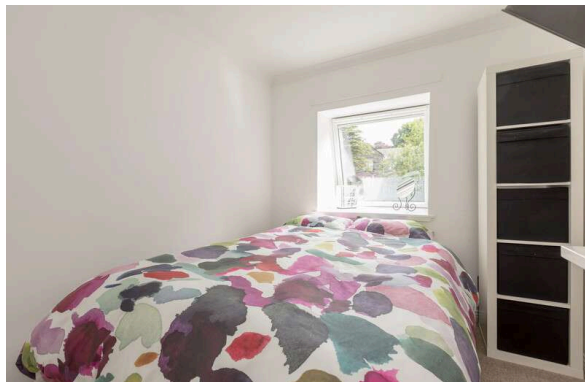
All blinds and integrated kitchen appliances will be included in the sale.

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. 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

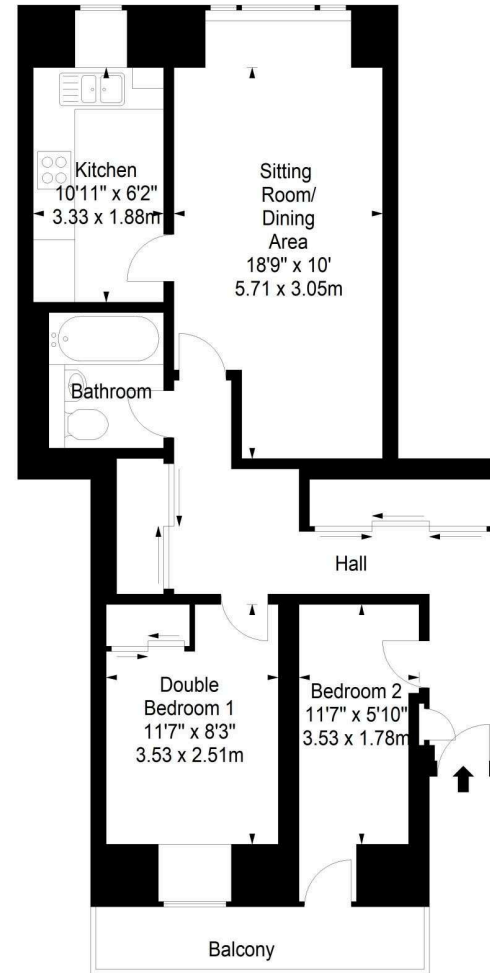




Starbank Road, EH5 3BY



Approx. Gross Internal Area
647 Sq Ft - 60.11 Sq M
For identification only. Not to scale.
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Third Floor