



19/6 Cargil Terrace
TRINITY | EDINBURGH | EH5 3ND


warners
solicitors & estate agents



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Nestled in the heart of exclusive Trinity, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented top floor apartment. Boasting panoramic views of the Firth of Forth, ornate period features, and a well-kept communal garden this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation set in a handsome Victorian tenement comprises a welcoming entrance hallway with ample sized storage cupboards, a bright bay windowed lounge with ornate cornicing and feature fireplace, a luxury dining kitchen with generous dining space and useful utility off, three bedrooms (one which would make an ideal home office or nursery) and the flat is completed by a stylish shower room.

- Handsome Victorian tenement with views to Firth of Forth
- Heart of Trinity location
- Ornate period features
- Welcoming hallway with storage
- Bright bay windowed lounge with cornicing
- Large dining kitchen
- Three bedrooms
- Stylish shower room
- Well-kept communal garden

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, one of the cities most sought-after postcode. 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 and excellent amenities in neighboring Stockbridge and Canonmills. Schooling is well represented from nursery to senior level in both state and private sectors. Inverleith Park and the Royal Botanic Gardens are just a short stroll away. For the commuter there is an efficient public transport network which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.

Extras included in this sale are all blinds, light fittings, small fridge and freezer from pantry and range cooker. Washing machine may also be available. EPC D



