



5/1 Summerside Place
TRINITY | EDINBURGH | EH6 4PA

warners
solicitors & estate agents



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Charming main door lower flat offering exceptionally light and spacious accommodation, and a wonderful mature private garden, set in a sought after residential area with the green open space of Victoria Park and the water of Leith walkway leading to the Shore close at hand.

Viewing is highly recommended of this lovely home, which is full of character and retains fine period features. South-facing to the front is a generous sized public room with more than ample space for both living and dining furniture. Great features here include working window shutters, a triple cornice to the ceiling, sanded flooring and a focal point of an impressive mantelpiece with stove fire and bespoke tiled inserts. The kitchen has space for breakfasting and is fitted out with a good range of storage units, an island unit and solid wood worktops. There are two double sized bedrooms, one with patio doors allowing direct access to a sheltered and private garden stretching away from the property. Here there is plenty of opportunity for outdoor dining or relaxation, including decked and chipped areas for sitting out, with an area of lawn, and apple and cherry trees beyond. Completing the accommodation is a bathroom fitted with white suite and mixer shower, entrance hallway providing excellent cupboard space, plus a utility cupboard, and the rear hall with door to the garden.

- Fabulous bay window living/dining room retaining fine period features
- Fitted breakfasting kitchen
- Two double sized bedrooms
- Bathroom
- Hallway with handy utility and storage cupboards
- Rear hall
- Shared entrance vestibule
- Gas central heating
- Mix of double and secondary glazing
- Sanded flooring and timber doors
- Private front garden
- Beautifully stocked rear garden including sheltered seating areas and shed
- Unrestricted on-street parking
- Peaceful residential street
- Great transport links

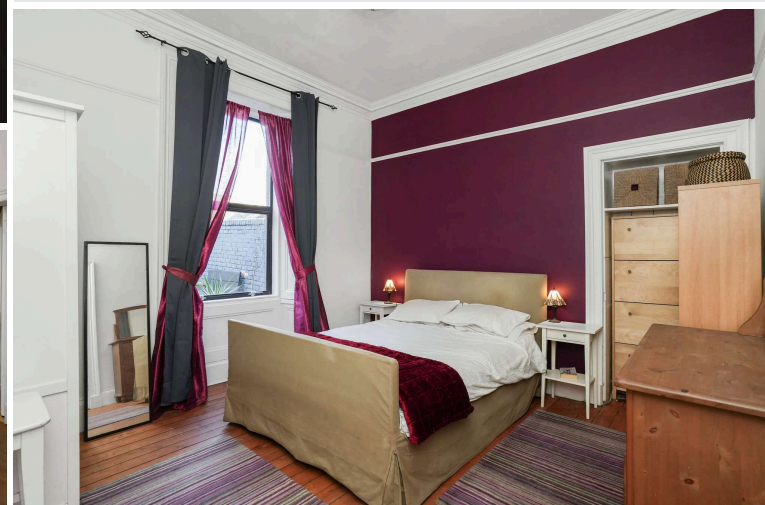
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

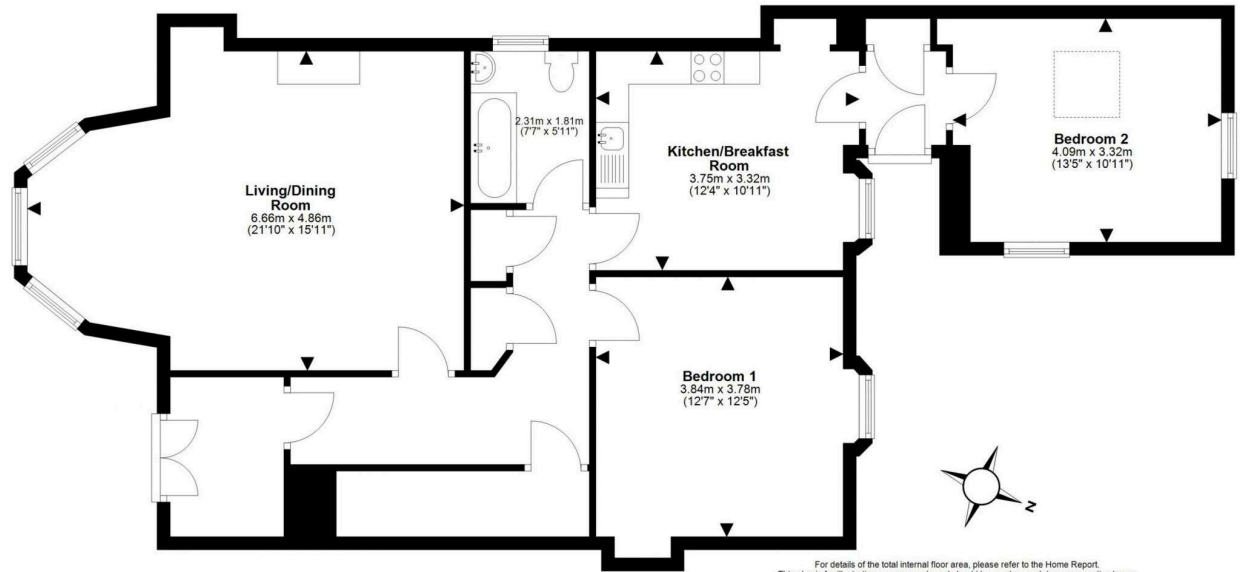
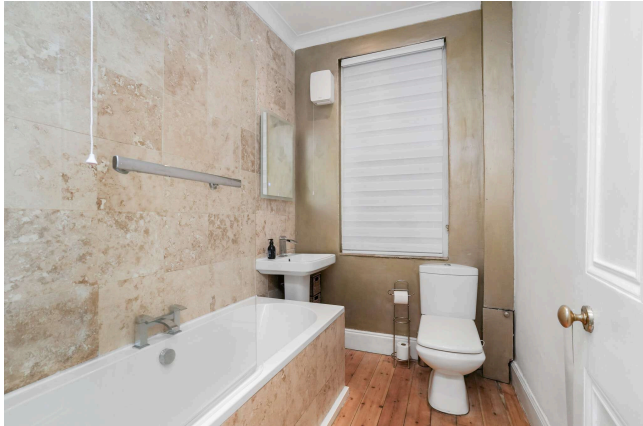


Curtains in bedroom one and window blinds in bedroom two, bathroom, kitchen, light fittings in the hallway, the wall and cupboard light fixtures and all in bedroom two will be included in the sale, along with all integrated kitchen appliances, tumble dryer, washing machine, dishwasher and fridge freezer. Some furniture items can also be included in the sale with separate negotiation.

Light fittings in living room, main bedroom and kitchen will be removed and replaced. EPC Rating D.

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. Just at the end of the road lies the green expanse of Victoria Park and Summerside Bowling Club is nearby. 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 can be reached via the Water of Leith walkway, home to an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. For the commuter there is an efficient public transport network including 24 hour buses and a tramline connecting nearby Newhaven to the city and to Edinburgh International Airport.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.