



3/10 Lochinvar Drive
TRINITY | EDINBURGH | EH5 1GJ


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solicitors & estate agents



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Beautifully presented two bedroom fourth floor apartment forming part of an exclusive factored modern development, located in a sought-after area, just a short bus ride from the city centre with stunning views over the Firth of Forth. This lovely apartment offers generous and well planned accommodation, finished to a high standard, representing an ideal home for a professional couple, first time buyer or investor alike. The bright living room with south-westerly Juliet balcony is particularly spacious and offers ample space for seating and dining. The modern kitchen is fitted with floor and wall units and a full range of integrated appliances. The bedrooms are both generous doubles with built in storage and the principal bedroom boasts a convenient en-suite shower room with mains shower cubicle and lovely Forth views. Completing the accommodation is the well appointed bathroom with separate mains shower cubicle and bath. The property further benefits from electric heating, double glazing, fantastic storage options, security entry, a lift and allocated and visitors' parking.

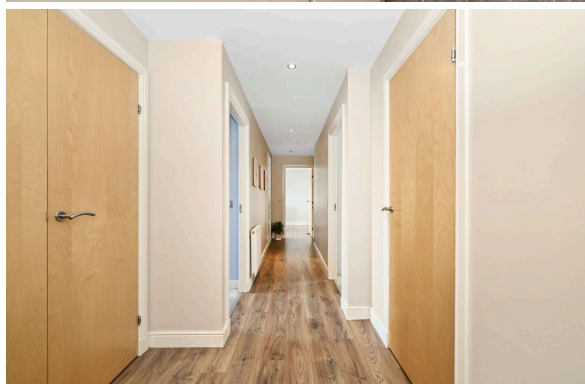
- Entrance hallway with storage
- Spacious living/dining room with Julie balcony
- Lovely views to front
- Modern fitted kitchen with integrated appliances
- Principal bedroom with integrated storage and en-suite shower room
- Further double bedroom with storage
- Bathroom with separate mains shower cubicle
- Electric heating and double glazing
- Security entry phone
- Allocated and visitors' parking
- 5 minute walk from Wardie Bay Beach
- Energy Rating C and Council Tax E
- Factor fee understood to be approx £200-£300 per quarter

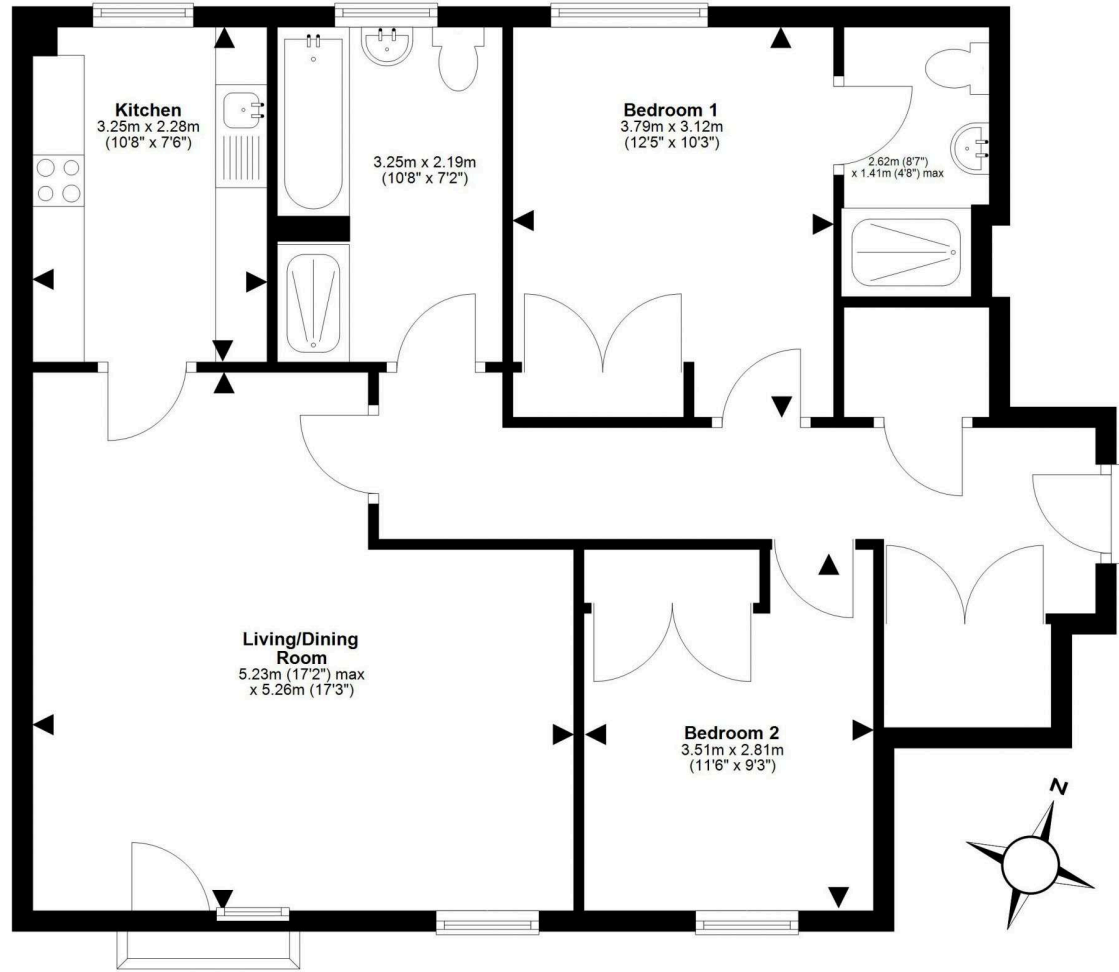
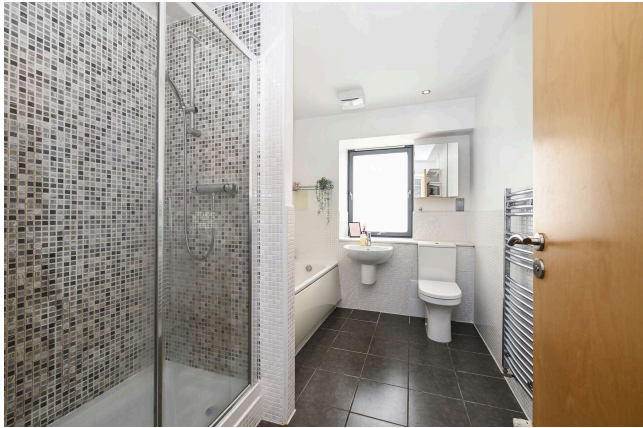
All blinds and the washing machine included in the sale. Other furniture available with separate negotiation.

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. 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.





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

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