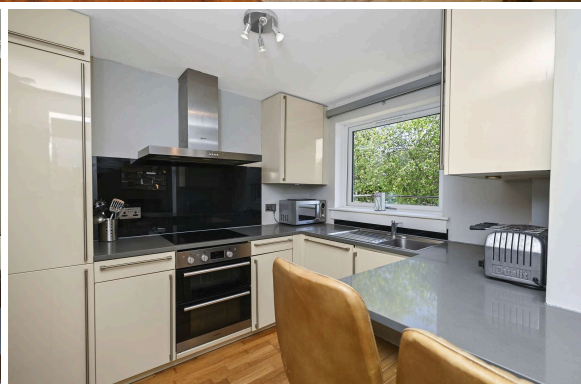
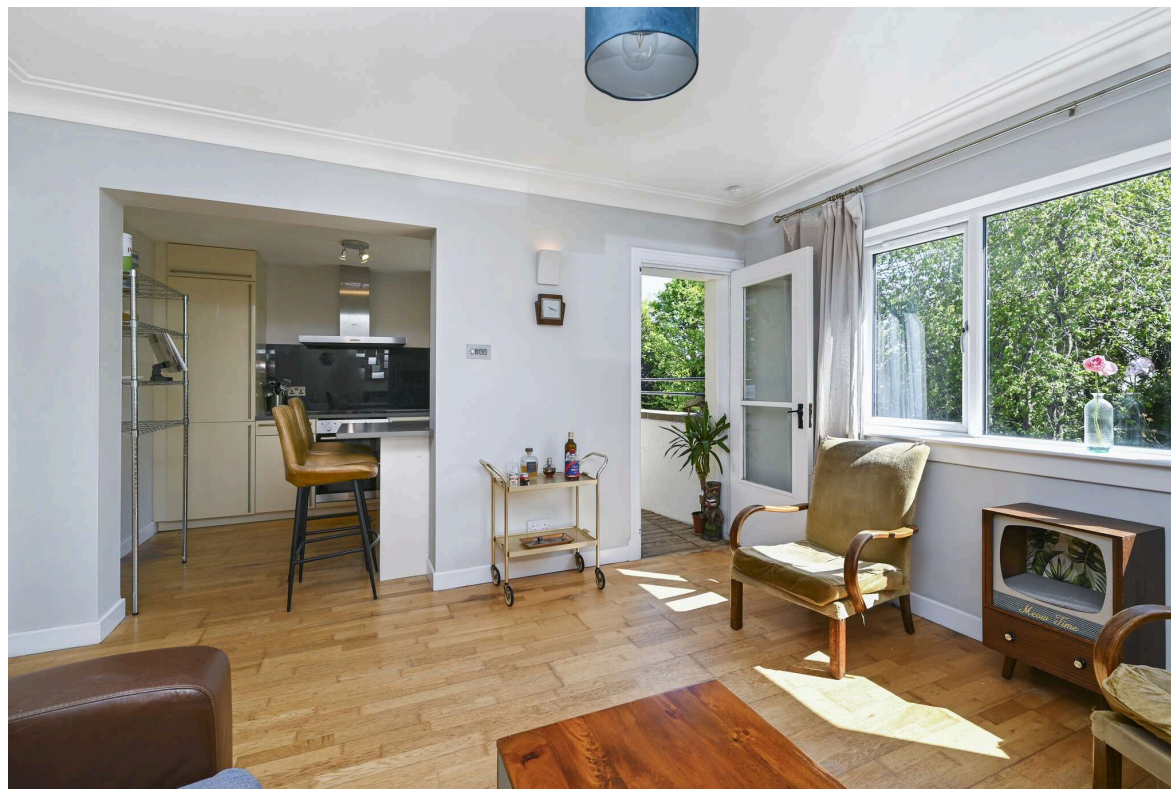




1/5 Trinity Court
TRINITY | EDINBURGH | EH5 3LE


warners
solicitors & estate agents



1/5 Trinity Court

TRINITY | EDINBURGH | EH5 3LE

Warners is delighted to present to the market this well-presented, three-bedroom, second floor flat situated in the sought-after area of Trinity.

This beautiful apartment has been well-maintained and tastefully decorated throughout. The living room is of an excellent size, and from here access is provided to the charming, south-west facing balcony which will be great for relaxing during the best of the summer weather. Just off the living room, the kitchen benefits from a breakfast bar and a good amount of cupboard storage.

The two principal bedrooms are particularly spacious, with both rooms benefiting from integral wardrobe storage. The third bedroom could alternatively be employed as an ideal home office or nursery giving the property a good degree of flexibility.

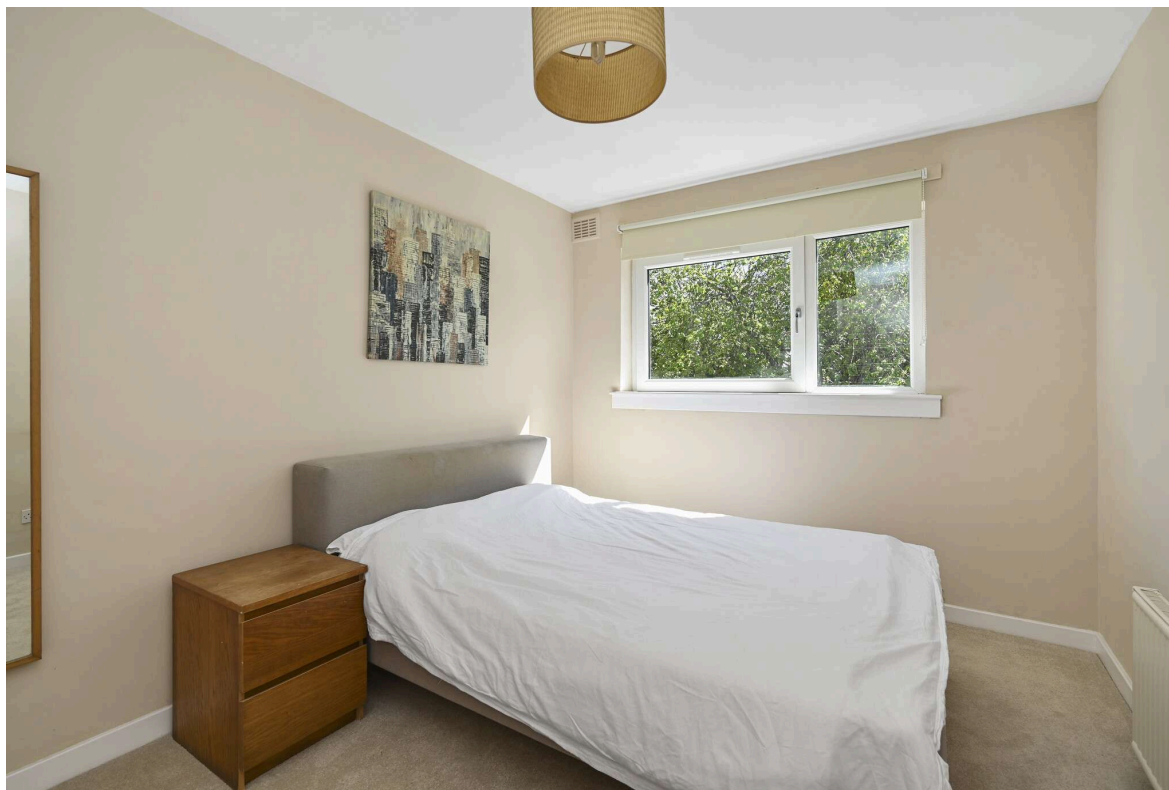
A bathroom with three piece white suite and separate shower room complete the internal accommodation.

Offering immense appeal to a wide range of buyers including first-time buyers, second steppers, and young families, early viewing is highly recommended.

- Three-bedroom apartment
- Sought-after location
- Easy access to public transport links
- Living room with balcony
- Kitchen
- Two bedrooms with integral wardrobe storage
- Third double bedroom
- Shower room
- WC
- Communal garden

EPC D, Council tax D. There is no factor associated with this property.

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

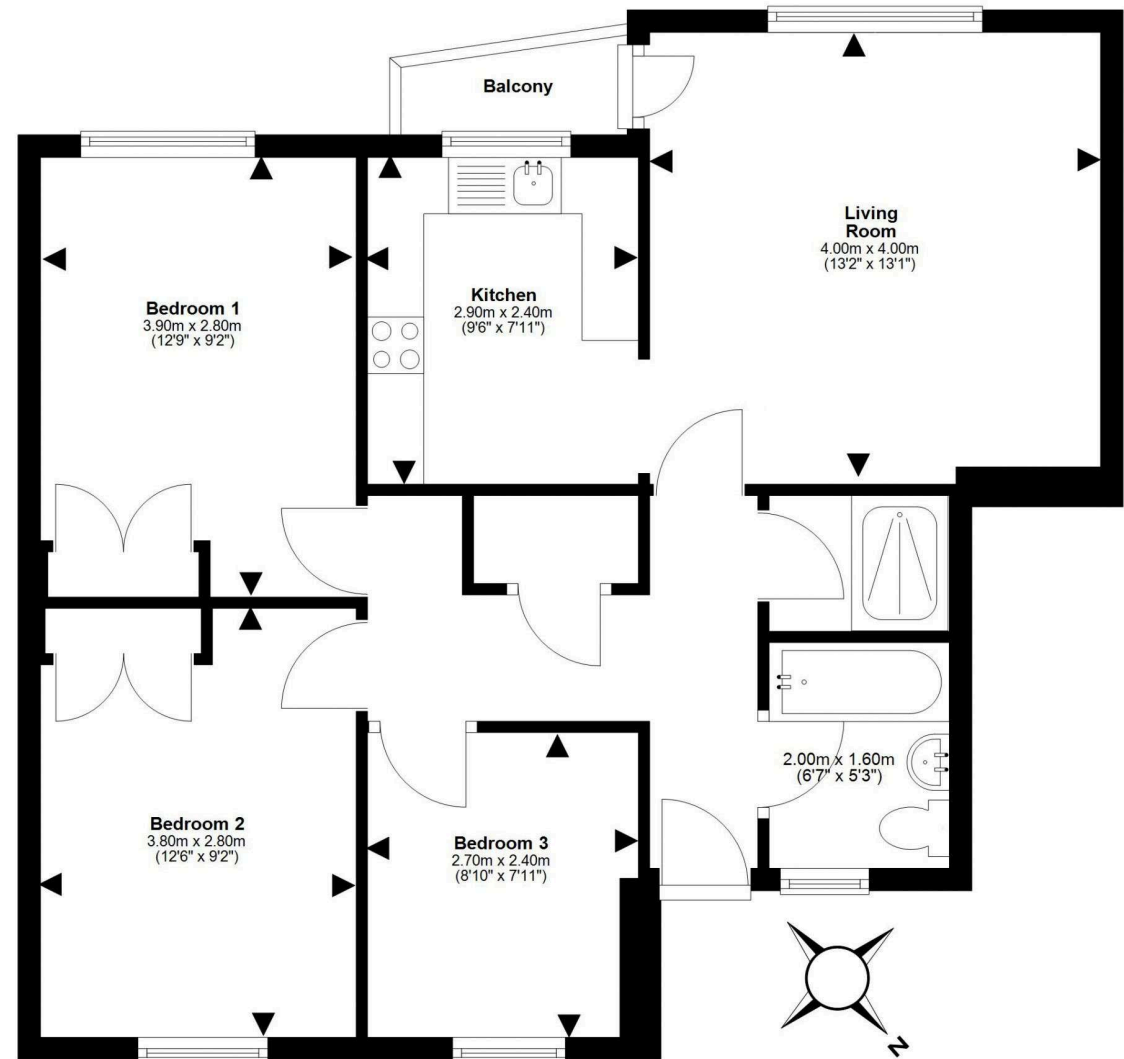


The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers 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 neighboring 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 and 24-hour buses.

The old railway cycle path is located to the rear of the property and is perfect for any fitness enthusiasts and nature lovers.

Extras included in this sale are the light fittings, wall mounted tv bracket, integrated fridge freezer, induction hob, double oven, extractor cooker hood, dishwasher, washing machine
Other items may be available by separate negotiation.





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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