

COULTERS[©]

17 BERESFORD AVENUE

TRINITY, EDINBURGH, EH5 3EU

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

17 Beresford Terrace is a maindoor upper villa situated on a quiet residential street in the highly desirable area of Trinity. The property benefits from a private garden to the rear, which is access via a staircase from the kitchen.

The property is in need of major refurbishment.



The accommodation comprises - entrance stair; upper hallway with large walk-in storage cupboard; sitting room with bay window and fireplace; dining room with pantry cupboard; kitchen with door to the rear garden; double bedroom 1; double bedroom 2; and bathroom.

KEY FEATURES



Maindoor upper flat .



Two well-proportioned double bedrooms.



Private rear garden.



Unrestricted on-street parking.

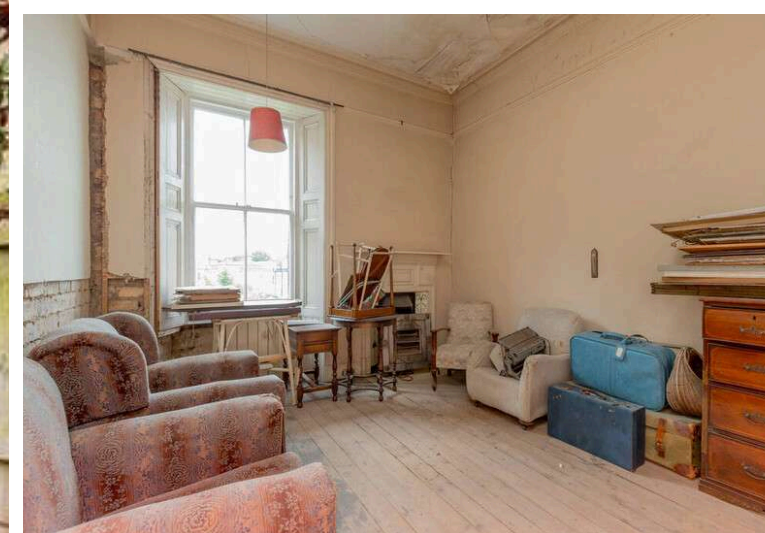


In need of major refurbishment.



Highly desirable residential area.





THE LOCAL AREA

The well-established residential area of Trinity is popular with families and professionals alike thanks to its excellent local amenities.

The Royal Botanic Garden of Edinburgh is nearby whilst green open spaces closer to the property include Starbank Park, Lomond Park and Victoria Park.

For day-to-day essentials, Trinity boasts a newsagent, a Post Office and a Scotmid supermarket, plus a selection of takeaways and eateries, all of which are supplemented by a large Morrison's supermarket at Newhaven.

GET IN TOUCH



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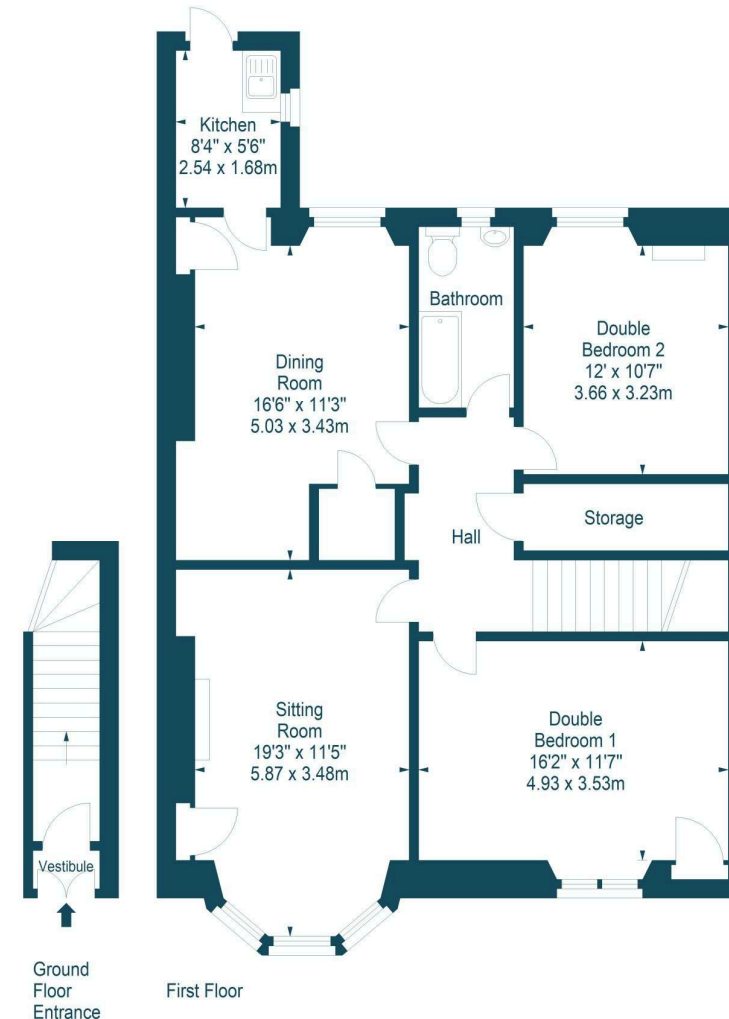


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Beresford Avenue, EH5 3EU



Approx. Gross Internal Area
1102 Sq Ft - 102.38 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.