

COULTERS ©

4 (FLAT 5) TRINITY COURT

TRINITY, EDINBURGH, EH5 3LF

3 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Tucked away on a leafy cul-de-sac, 4 (flat 5) Trinity Court is an extremely attractive, well-presented second floor, three-bedroom flat, situated in the sought after area of Trinity in the North of Edinburgh. The property has been well maintained by the current owner and benefits from it's own private balcony and has a separate private garden with a shed. The lovely, well-presented sitting room is filled with natural light provided by the large window and double glazed door to the balcony. The attractive decorative mantelpiece forms a lovely focal point in the room.

KEY FEATURES



Bright and well presented second floor flat.



Three charming bedrooms.



Private garden with shed and private balcony.



Unrestricted on street parking.



Within walking distance of Inverleith Park.



Lovely secluded location in the sought after area of Trinity.



There is a good sized fitted kitchen with wall and base mounted cabinetry which house a cooker and washing machine. A handy storage cupboard is located off the kitchen and further storage is available in the hall. There are two charming double bedrooms and a cosy third single bedroom (currently used as a dining room/work from home space). The stylish modern bathroom comprises; bath (with shower over), WC and wash hand basin. The property has electric heating and there is double glazing throughout.

Externally, there is a private balcony from which to enjoy the view and enjoy the afternoon sun. At ground level there is a good sized area of private garden, mainly laid to lawn, bordered by bushes and shrubs, in addition to a shed. Unrestricted parking is available on the street outside.





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 the cycle path network, Starbank Park, Lomond Park and Victoria Park. Ainslie Park leisure centre is also nearby. For day-to-day essentials, Trinity boasts a number of shops, bars, café's and restaurants nearby on both Granton Road and at Goldenacre, all of which are supplemented by a large Morrison's supermarket on Ferry Road. Craigleith Retail park with supermarkets and shops including Sainsbury's, M&S, Lidl, Boots, Starbucks, Costa, Homebase and many more is a short car journey away. Neighbouring Inverleith is home to a vibrant blend of independent shops and local retailers, while nearby Ocean Terminal offers high street stores, a 24-hour gym, a cinema complex and a choice of restaurants. Newhaven Harbour also has a David Lloyd gym and restaurants. The area enjoys fantastic public transport links into the city centre, and offers swift and easy access to the Queensferry Crossing, Edinburgh International Airport, and the M8/M9 motorway network. The flat is in the catchment area for Wardie Primary, Holy Cross RC Primary, Trinity Academy and St Thomas of Aquin's schools. Edinburgh Academy and Fettes College private schools are also close by.

EXTRAS

All curtains, blinds, light fittings, fitted flooring, cooker, washing machine and fridge/freezer are included in the sale price.

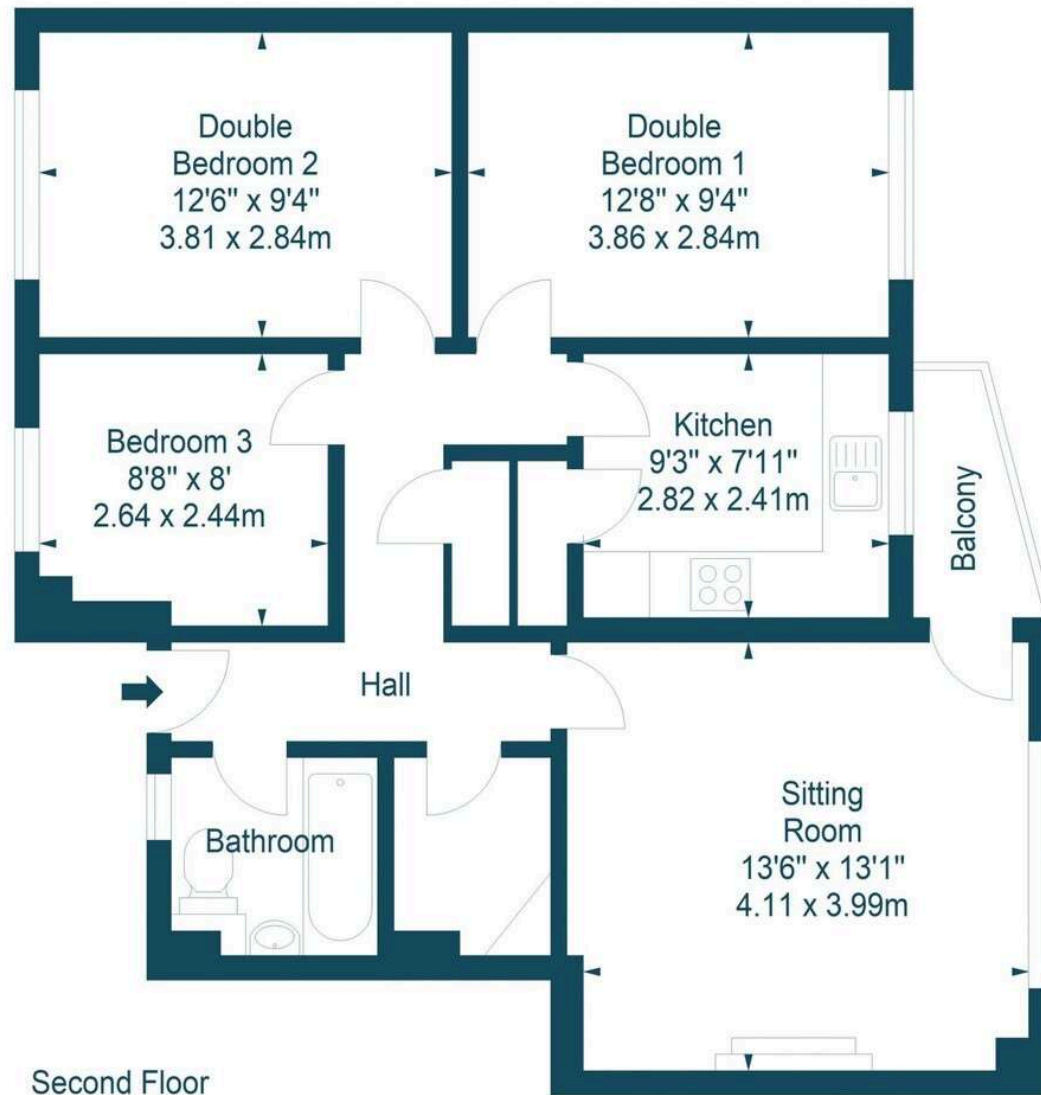
There is a stair cleaning charge of approximately £14 every three months.



Trinity Court,
Edinburgh,
Midlothian, EH5 3LF



Approx. Gross Internal Area
766 Sq Ft - 71.16 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.