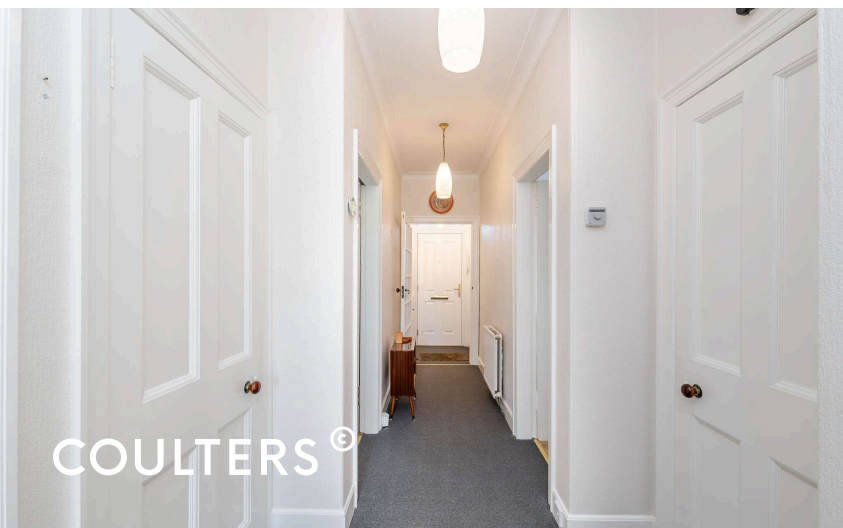


COULTERS®

106 NETHERBY ROAD

TRINITY, EDINBURGH, EH5 3LS

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set back behind a lovely private front garden, this lower villa flat enjoys a peaceful setting on a quiet residential street that is conveniently positioned within easy walking distance of local shops, transport links and the coast. This charming property would make a wonderful home for small families or the perfect downsizing opportunity.

The property has it's own main entrance with a handy vestibule for storing coats and shoes. Inside, the accommodation comprises: a bay windowed sitting room with shelved Edinburgh press and gas fire; spacious kitchen/dining room with integrated oven, hob and extractor; adjoining utility room with excellent storage and direct access to the garden; two bedrooms including a good size double bedroom to the front which has built-in wardrobes and drawers; and bright shower room with three piece suite.

KEY FEATURES



Lower villa flat on quiet residential street.



Private gardens to both front and rear.



Bus and tram links nearby.



EPC Rating - C



Two double bedrooms.



Unrestricted on-street parking.



Wardie Bay just a short walk away.



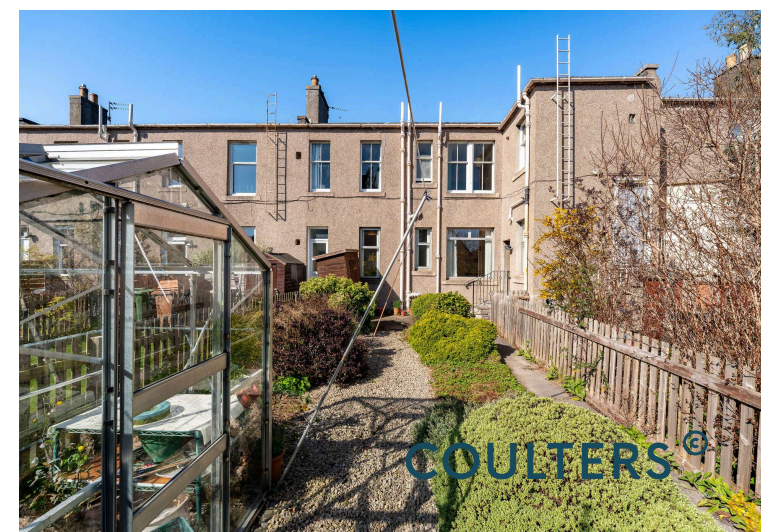
Council Tax Band - E



Gas central heating and double glazing have been fitted throughout.

The property benefits from a private south-east facing garden which features a paved seating area, mature plants, greenhouse and a drying line.

Unrestricted parking is available on the street outside.





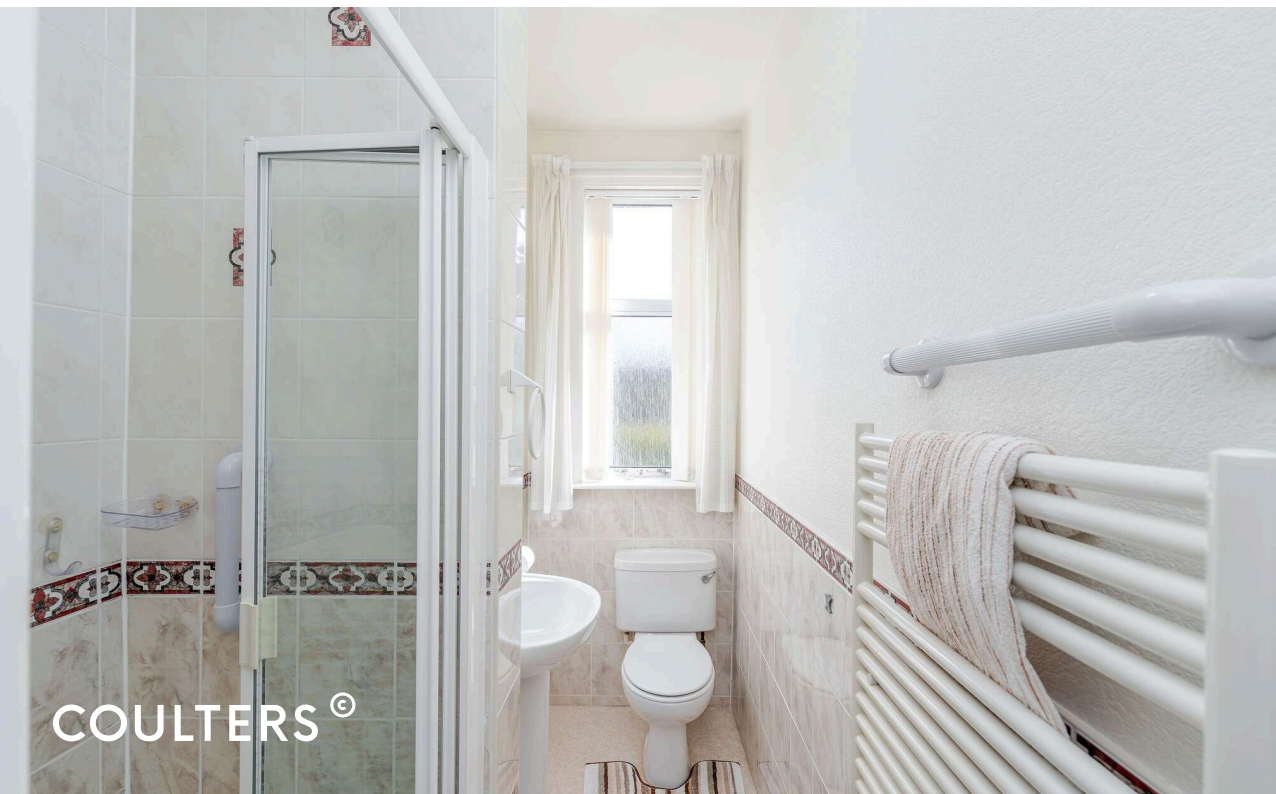
THE LOCAL AREA

Trinity is a highly desirable area, characterised by a combination of period, traditional and modern architecture. Less than three miles from the centre, next to the Firth of Forth, the immediate area offers a broad selection of local amenities, supplemented by extensive shopping facilities at nearby Ocean Terminal. Both Asda and Aldi supermarkets are located nearby and there is a handy Sainsbury's Local just a short walk away. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars.

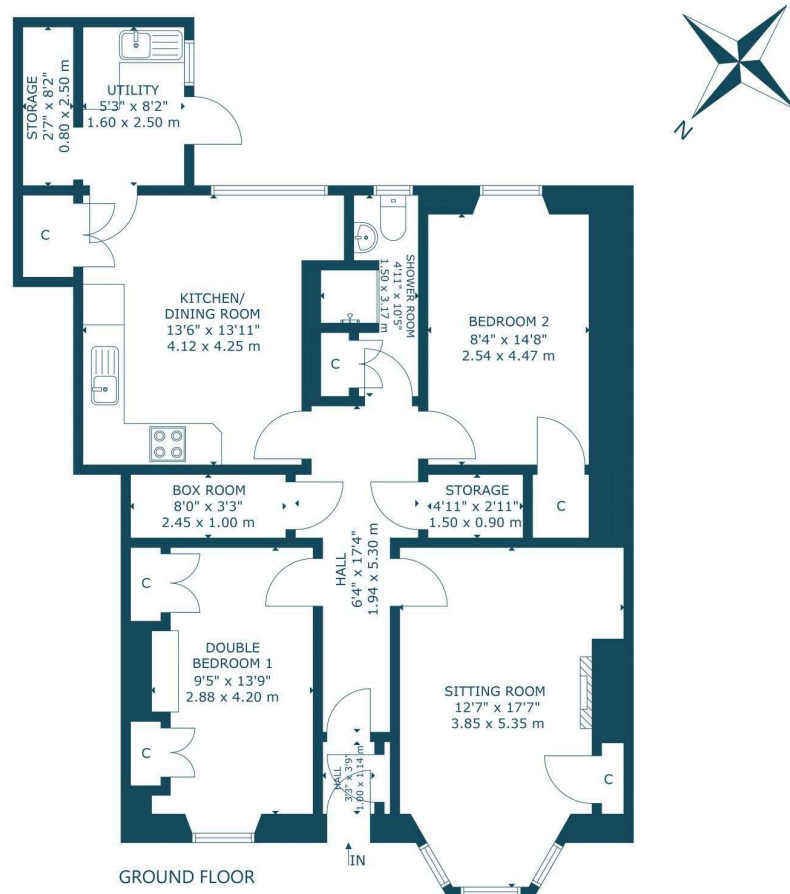
Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include Victoria Park with the Royal Botanic Gardens nearby. The Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river / shore backdrop. Well-regarded state schools are nearby, while the capital's independent schools are within easy reach. The area is very well served by public transport with the tram and only a fifteen minute bus ride to St James Centre and Waverley train station. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are accessible for those going further afield.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available by separate negotiation.







106 NETHERBY ROAD, TRINITY, EDINBURGH, EH5 3LS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 925 SQ FT / 86 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

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.