

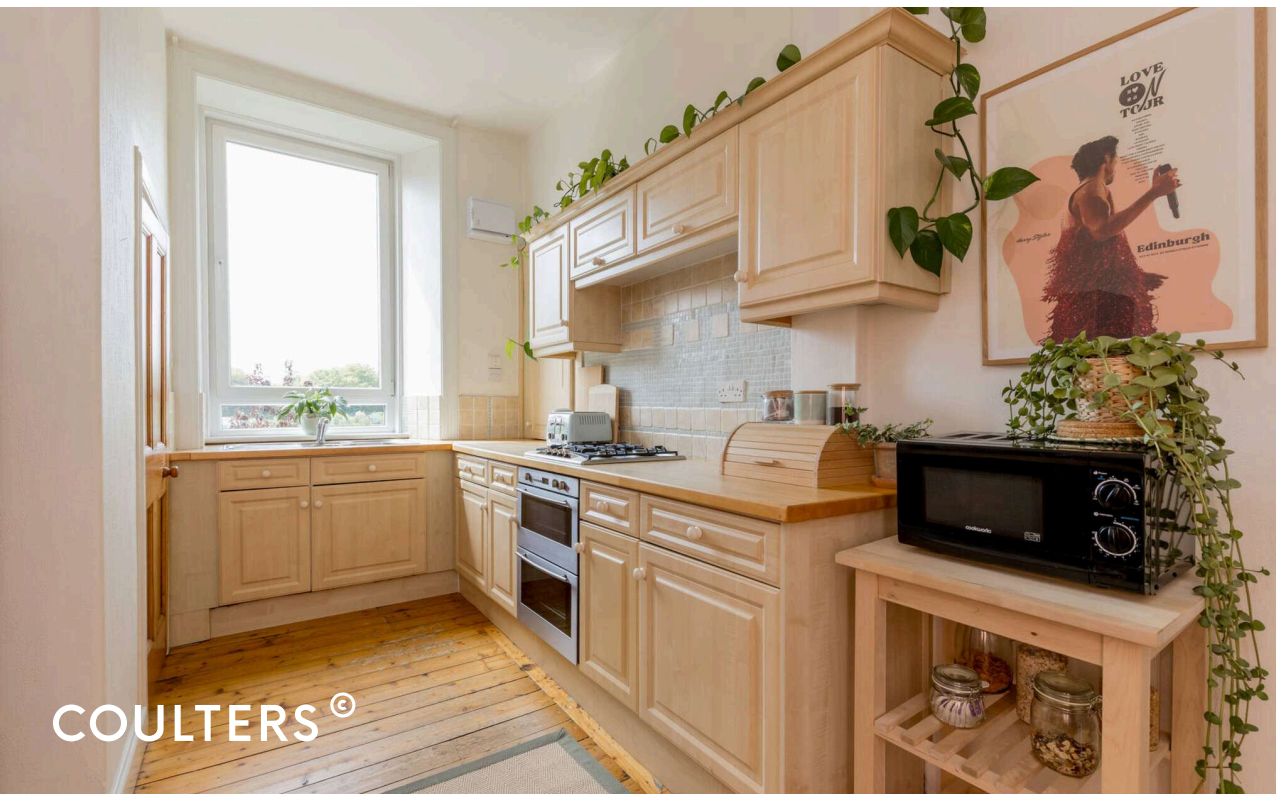


COULTERS®

5/4 CONNAUGHT PLACE

TRINITY, EDINBURGH, EH6 4QT

 1 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Forming part of a traditional stone-built tenement, 5/4 Connaught Place is a beautifully presented first floor flat. It is situated on a peaceful cul-de-sac next to the Victoria Path cycleway which provides a lovely leafy aspect from the sitting room and bedroom windows.

The flat is accessed via a well-maintained communal stair with secure door entry phone system, a bike storage area and all flats having a lovely stained glass entrance door.

KEY FEATURES



Beautifully presented first floor flat.



Sitting room, kitchen/dining room, double bedroom and bathroom.



Well-maintained, west facing shared rear garden.



Unrestricted on-street parking.



Lovely aspects to front and rear.



Situated adjacent to Victoria Path cycleway.



EPC Rating - C



Council Tax Band - B



The accommodation comprises - entrance hall with storage cupboard; bay windowed sitting room with coal-effect gas fire and wooden floor; bright kitchen/dining room with pantry cupboard, space for a table and lovely views to the rear over a playing field and allotments; utility; double bedroom; and bathroom.

A sunny shared garden is situated to the rear of the property. Unrestricted on-street parking is available on Connaught Place and the surrounding streets.

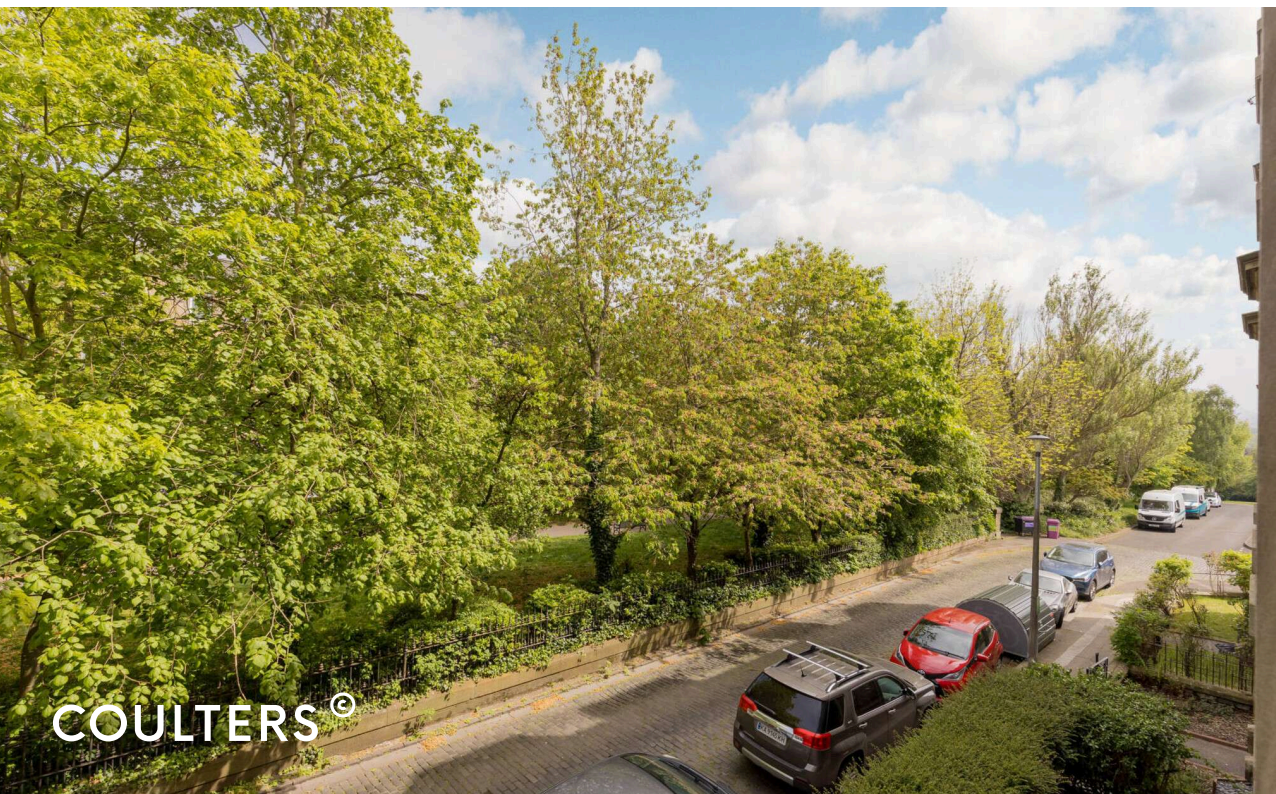
Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout.



THE LOCAL AREA

Trinity is a highly desirable area, characterised by tree lined streets and traditional architecture. Less than three miles from the city centre, 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 and the Royal Botanic Gardens.

EXTRAS

All fitted flooring, blinds and light fittings are included in the sale price, as are the hob and oven in the kitchen. The fridge/freezer, washing machine and living room curtains are available by separate negotiation.

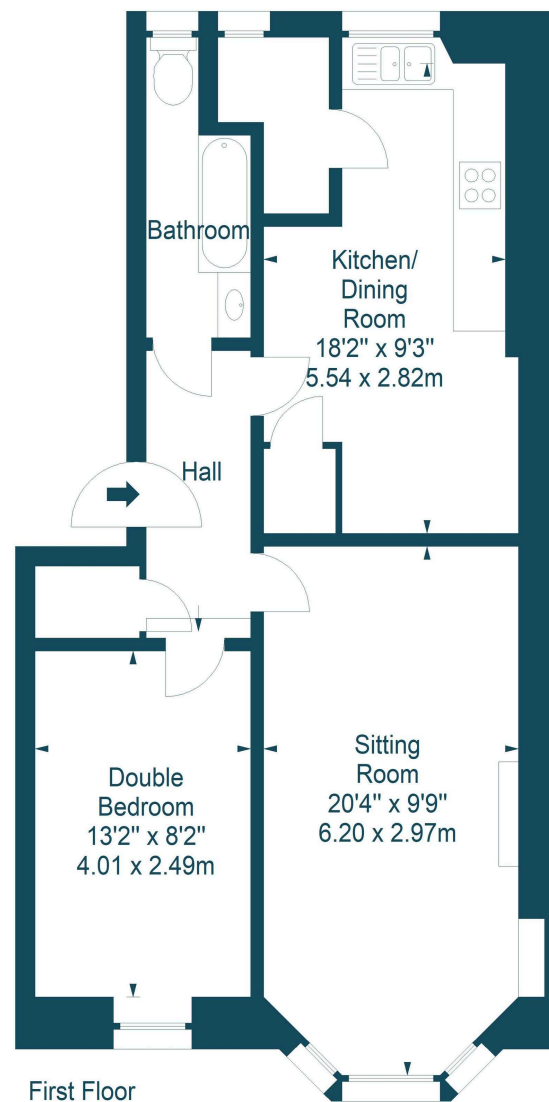
HOME REPORT VALUATION: £265,000



**Connaught Place,
Edinburgh,
Midlothian, EH6 4QT**



Approx. Gross Internal Area
617 Sq Ft - 57.32 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.