

COULTERS®

3/6 CONNAUGHT PLACE

TRINITY, EDINBURGH, EH6 4QT

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Flat 6, 3 Connaught Place is a beautifully presented second floor flat situated in the highly desirable area of Trinity, just over 2 miles to the north of Edinburgh's city centre. The flat boasts lovely aspects to the front and rear and has a modern kitchen and shower room.

Connaught Place is a very quiet street due to it being a cul-de-sac, it has unrestricted on-street parking. Victoria Path cycle way lies to the front of the property which connects into Edinburgh's cycle network providing fast access across the city.

KEY FEATURES



Beautifully presented second floor flat.



Large double bedroom with lovely aspect.



Modern kitchen and shower room.



Lovely aspects to front and rear.



Unrestricted on-street parking.



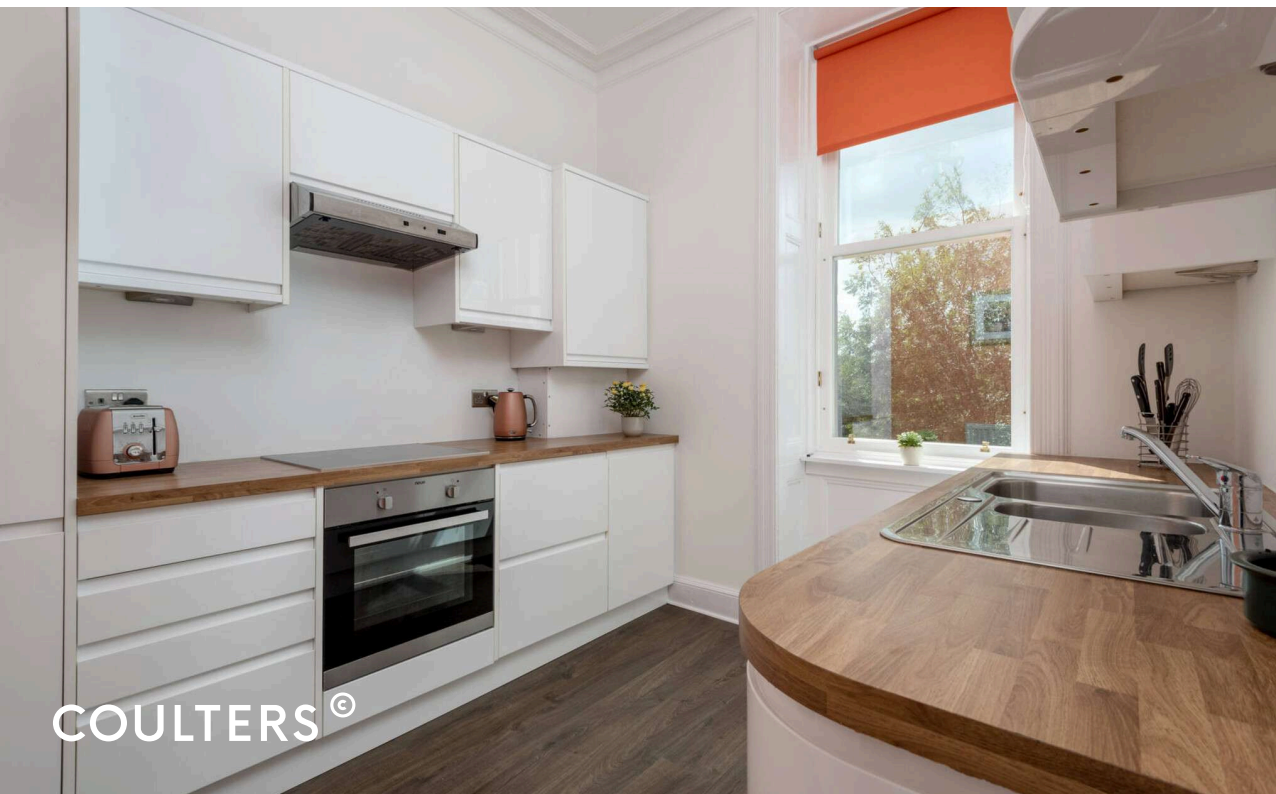
Newly installed timber-framed double glazing and gas central heating.



EPC Rating - C



Council Tax Band - D





The accommodation comprises - entrance hall with storage cupboard; sitting/dining room with bay window and gas fireplace; modern fitted kitchen with integrated appliances and lovely aspect to the rear over playing fields and an allotment; spacious double bedroom with 2 cupboards off and large fitted wardrobes; and stylish shower room.

To the rear of the property is a well maintained shared garden which enjoys the sunshine all afternoon and evening.

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





THE LOCAL AREA

The well-established residential area of Trinity is popular 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.

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.

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.

EXTRAS

All blinds, light fittings, fitted flooring and integrated kitchen appliances are included in the sale price.

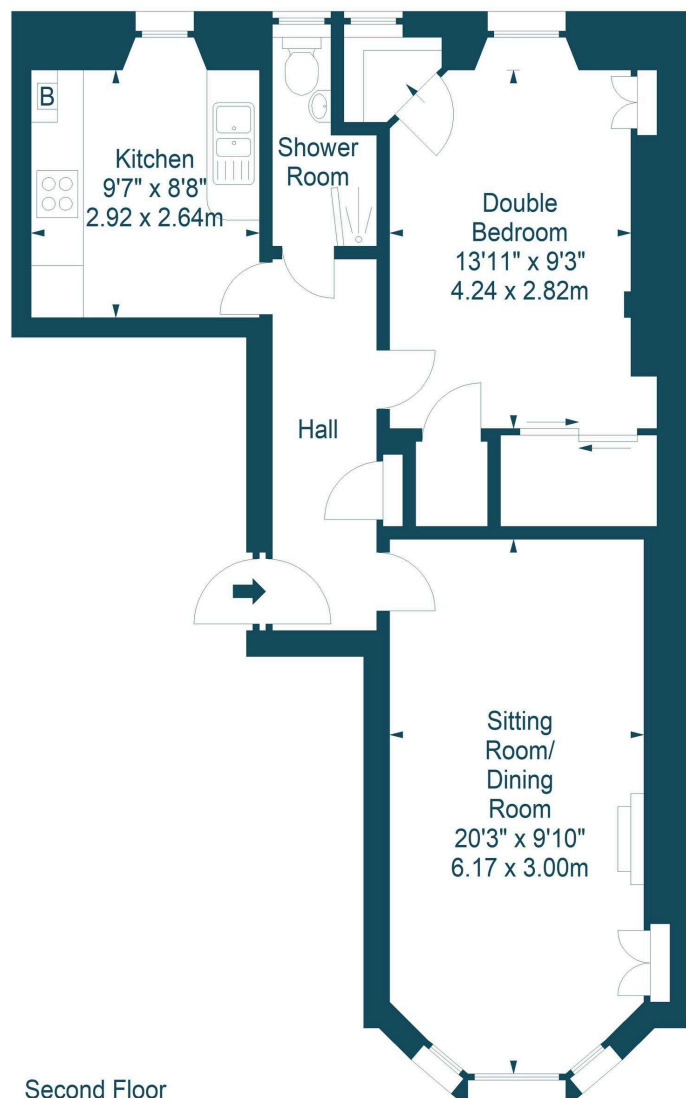




**Connaught Place,
Edinburgh,
Midlothian, EH6 4QT**



Approx. Gross Internal Area
572 Sq Ft - 53.14 Sq M
For identification only. Not to scale.
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Second Floor

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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.