

COULTERS[©]

9/2 SOUTH FORT STREET

TRINITY, EDINBURGH, EH6 4DL

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

9/2 South Fort Street is a bright, well presented ground floor flat, forming part of an established modern development by Smart Homes. The property has been well maintained and offered attractive accommodation in addition direct access to the good sized, private, enclosed garden to the rear.

To the front of the property is a light sitting room/dining room with practical laminate flooring and ample space for both a lounge area and dining area.

KEY FEATURES



Bright, well presented ground floor flat in an established modern development.



Two attractive double bedrooms.



Good sized private enclosed low maintenance rear garden area.



Residents' off street parking, also close to many buses and the Britannia tram stop.



Located in the popular area of Trinity, close to the Water of Leith walkway to the Shore



Within walking distance of local shops and amenities.



EPC Rating - C



Council Tax Band - C



The kitchen is fitted with both wall and base mounted units incorporating a gas hob, electric oven, extractor hood and washing machine. There are two engaging double bedrooms, a storage cupboard and a bathroom (fitted with a bath and mains powered shower over it, WC and wash hand basin. Heating and hot water is provided by gas central heating.

Externally, accessed from double bedroom one, is a sizeable enclosed private rear garden with a path and low maintenance rear gardens. Ample residents permit holder parking is available within the development.





THE LOCAL AREA

Nestled in the north of Edinburgh along the picturesque Water of Leith, Trinity offers a mix of residential and commercial spaces, creating a vibrant and bustling neighborhood. This historic area, is a desirable location with a rich heritage and a thriving community.

Take a stroll along the Water of Leith walkway, or relax in Victoria Park, one of the many nearby parks and green spaces.

There is a diverse array of shops, restaurants, and cafes in nearby Newhaven and The Shore to explore and there are a good selection of larger supermarkets available including ASDA, Lidl and Aldi.

The Edinburgh cycle network can be joined close by and there is excellent provision for both bus and tram travel nearby, offering quick and easy access into the city centre and directly to Edinburgh Airport.

EXTRAS

All blinds, curtains, light fittings, fitted flooring, fridge freezer and integrated appliances are included within the sale price.

Other items may be available subject to separate negotiation.

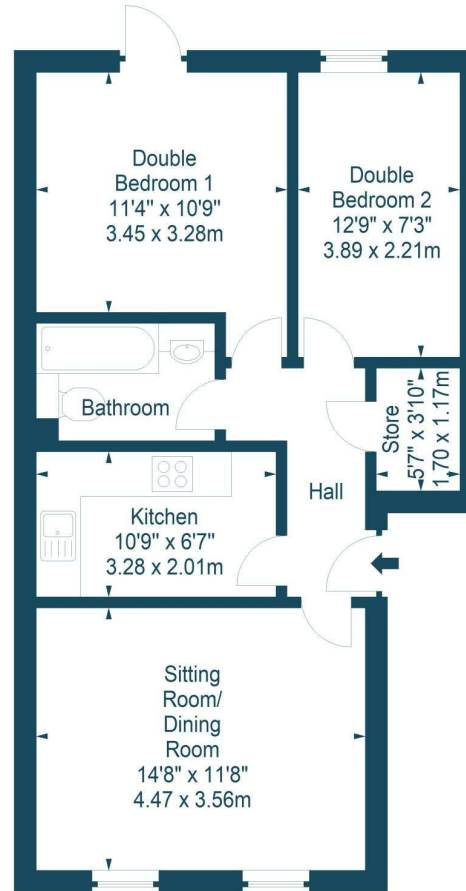
HOME REPORT VALUATION: £235,000



South Fort Street,
Edinburgh, EH6 4DL



Approx. Gross Internal Area
610 Sq Ft - 56.67 Sq M
For identification only. Not to scale.
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Ground Floor

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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.