



2 Trinity Crescent
TRINITY | EDINBURGH | EH5 3ED


warners
solicitors & estate agents



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Nestled along the waterfront with panoramic sea views is this spacious, main door apartment. Set over two large levels, this property is in immaculate move-in condition and would make an ideal home on the seafloor.

The accommodation on the upper level comprises a bright lounge with open outlooks over the water, a useful mezzanine level, a W/C compartment and is completed by a well-proportioned double bedroom. Following down a carpeted staircase the lower level enjoys a stunning dining kitchen/family area with a contemporary kitchen section, generous dining space, additional living space, ample storage cupboards and the flat is completed by an expansive shower room.

- Main door apartment set over two large levels
- Panoramic sea views
- Bright lounge with mezzanine level
- Contemporary kitchen with attractive units and living area
- Large double bedroom
- superb shower room
- Separate W/C
- Abundant storage

Council tax C, energy rating C

There is no factor fee associated with this property.

Custom fit blinds, mezzanine ladder and integrated appliances (fridge/freezer, washing machine and oven) are included with the sale of the property.

Sauna can be purchased through separate negotiation.

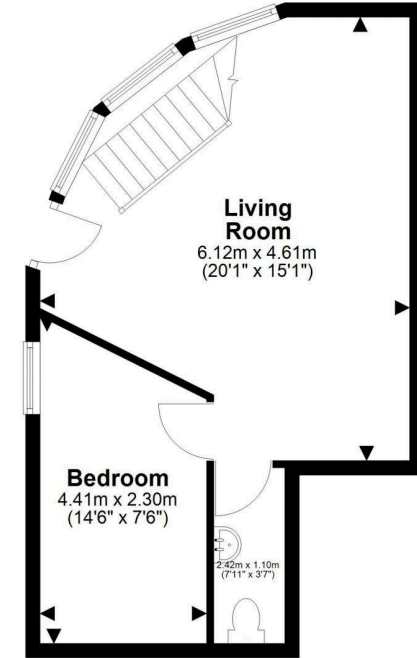
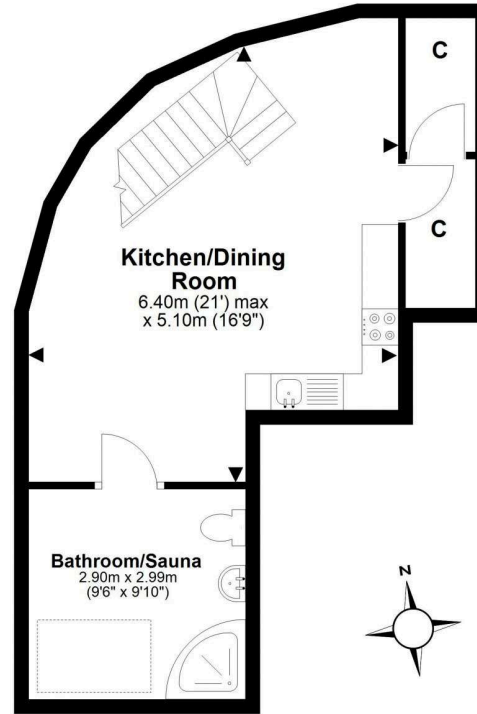
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district. Inverleith Park and the Royal Botanical Gardens are conveniently close. Schooling is well represented from nursery to senior level at both state and private sectors. For the commuter there is an efficient public transport network including a tramline connecting Leith to the city and to Edinburgh International Airport. An efficient public transport network is on hand, with 24-hour buses





Basement

Ground Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.
Plan produced using PlanUp.