










Offers Over
£250,000

8/2 Chancelot Terrace

Trinity | Edinburgh | EH6 4ST

Impressive, beautifully presented first floor flat forming part of a handsome traditional tenement in the heart of Trinity, a prestigious and sought-after residential district of Edinburgh within easy reach of the city centre. The property would undoubtedly appeal to first time buyers and professionals.

-  1 Bedroom
-  2 Public Rooms
-  1 Bathroom
-  On-Street Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation, presented in true move-in condition, briefly comprises: secure entry system, welcoming entrance hallway, bright and airy twin-windowed reception room featuring beautiful cornicing, Edinburgh press and a box room just off, creating an ideal office/study space, a stylish and spacious modern kitchen/dining room with appliances, a well-proportioned double bedroom, and a contemporary fully tiled three-piece bathroom with shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the appliances in the kitchen.

Gardens & Parking

There is a well maintained communal garden located to the rear of the building and for the car owner, unrestricted parking is available to the front and surrounding streets.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

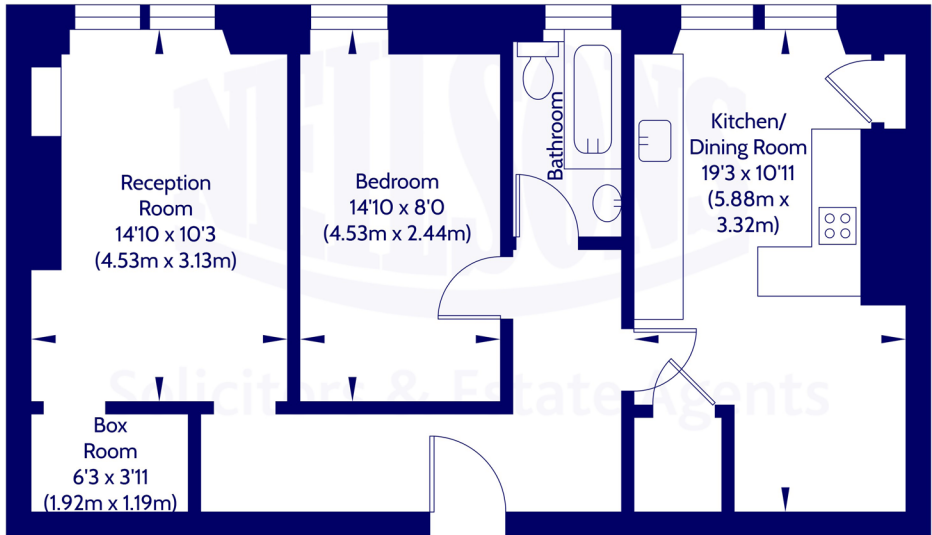
Trinity lies approximately three miles north of the City Centre and boasts charming streets and fantastic nearby green spaces including Inverleith Park, Victoria Park and the magnificent Royal Botanical Gardens. A great assortment of day-to-day amenities can be found in the immediate vicinity including a Sainsburys, Hairdresser, and popular coffee roastery Mr Eion. Further amenities can be found in neighbouring Newhaven, which has a great selection of brunch spots, pubs, restaurants and a large 24 hour Asda. Ocean Terminal also provides a variety of retail facilities as well as a multiscreen cinema complex and gym. The property is well placed for the commuter with convenient busses to the city and easy access to Edinburgh's fantastic network of cycle paths.





Approx. Gross Internal Floor Area 59 Sq M / 640 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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