



72 (1F) NETHERBY ROAD

Trinity, Edinburgh, EH5 3LX



1

Public Room



1

Bedroom



1

Bathroom



72 (1F) NETHERBY ROAD

Set within a beautiful traditional building, this one-bedroom first-floor flat boasts the large rooms typical of its era, offering lots of space for city professionals, first-time buyers, and couples alike. The interiors are neutrally decorated and with a host of period features, adding further charm and character. It benefits from openly connected reception areas, a sizeable breakfasting kitchen, and a three-piece bathroom. Excellent storage helps keep the interiors neat and tidy as well. Part of the Trinity conservation area, the property also has a sought-after location just a 15 minutes' drive from the heart of Edinburgh city centre.



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RATING

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VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A bright and spacious first-floor flat
- Set within a handsome traditional building
- Part of the Trinity conservation area
- Neutral decoration and period features
- Secure entry system
- Welcoming entrance hall with storage
- Large, open-plan living and dining room
- Well-appointed breakfasting kitchen
- Double bedroom with abundant storage
- Tiled bathroom with an overhead shower
- Unrestricted on-street parking





Accessed via a secure entry system, the home's front door opens into a welcoming hall, defined by a soft neutral palette. It offers built-in storage and flows left into the open-plan living and dining room. The light décor and carpeting continue here, providing a crisp and inviting environment. This reception space has expansive dimensions too, with the shared footprint neatly zoned by a characterful archway. Highly detailed cornice work adds further period charm, along with a picture rail. A bay window and additional glazing ensure a flood of natural light while framing delightful elevated views. The final touch of elegance is provided via a handsome fireplace flanked by shelved recesses for display items.





Meanwhile, the breakfasting kitchen has generous proportions to easily accommodate a table and chairs. It is also well appointed with white base and wall cabinets alongside stone-effect worktops for a popular monochrome-style aesthetic. An oven and ceramic hob come integrated, with space for freestanding appliances.





Echoing the style of the living area, the double bedroom enjoys an airy ambience heightened by the calming neutral décor. A fitted carpet provides underfoot comfort, while fitted wall-to-wall wardrobes with further cupboards above offer abundant storage. The accommodation is completed by a white-tiled bathroom with a three-piece suite and overhead shower..







Outside, unrestricted on-street parking is available to the front along Netherby Road.

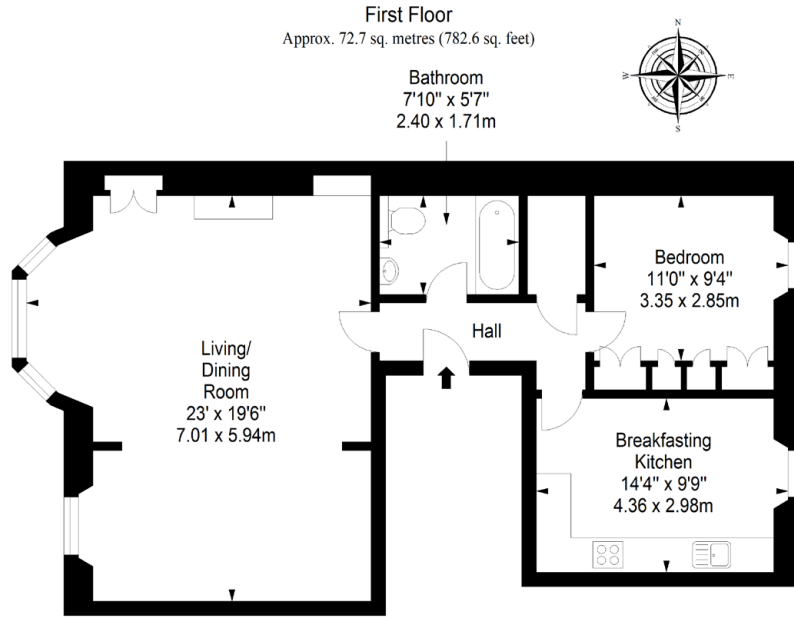
Extras: integrated kitchen appliances to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



TRINITY, EDINBURGH

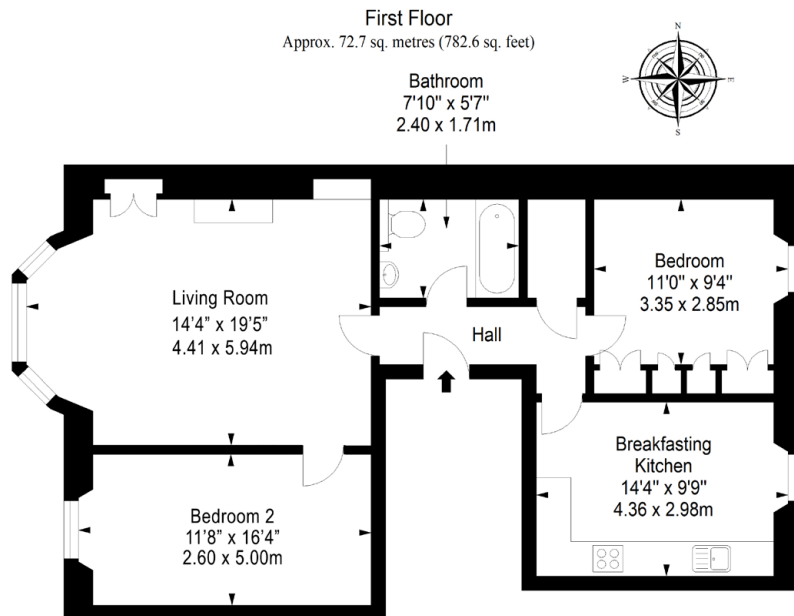
Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craigmyle Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. 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 the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city, with the Airlink offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.

FLOORPLAN



Total area: approx. 72.7 sq. metres (782.6 sq. feet)

ALTERNATIVE FLOORPLAN



Total area: approx. 72.7 sq. metres (782.6 sq. feet)

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