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## Flat B, 7, Laverockbank Avenue,

Edinburgh, EH5 3BP



## Description

Clancys solicitors and Estate Agents are delighted to present this stylish first floor apartment, forming part of a “B Listed” maisonette apartment designed by Sir Basil Spence and is located within the popular Trinity area of Edinburgh. The property is offered to the market in true move in condition and is finished with quality fixtures and fittings and will make an ideal home in a highly sought-after location. The accommodation comprises a welcoming entrance hallway, a beautifully light and spacious twin windowed lounge provides a comfortable space for relaxing and there is adequate space to accommodate a dining table and chairs with ease. The kitchen is fitted with an abundance of quality base and wall mounted units with ample worktop surface that incorporates a built-in oven, hob, hood and beautiful Belfast sink adds to the character. There are two double bedrooms both providing tranquil retreats, both have fitted wardrobes and the large, exquisite bathroom has been elegantly decorated, with white three-piece suite with glass screen and shower over the bath. The property further benefits from gas central heating, double glazing, external store on the ground floor and on street parking. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size, standard and of the property.

## Location

The property is in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The property is ideally placed and is just a few minute’s walk away from the beautiful and vibrant open green space of Starbank Park and the harbour. 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 which offers an excellent choice of cosmopolitan wine bars, traditional ale houses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides a multi-screen cinema and Pure Gym whilst a 24 hour Asda supermarket is within neighbouring Newhaven. Schooling is well represented from nursery to senior level. 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.

## Extras

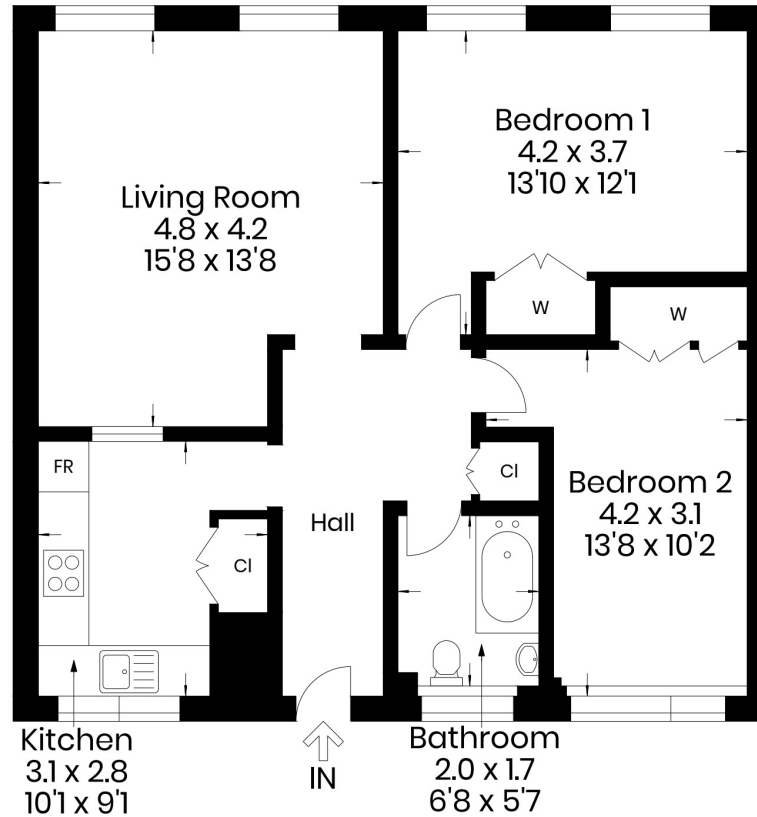
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances.

## Features

- Entrance hallway
- Lounge with space for dining
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- External store
- On-street parking
- EPC rating - D
- Council Tax Band – B
- Tenure - Freehold







**vistaBee**

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
vistaBee 2026



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**DISCLAIMER** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.