

COULTERS[©]

15/4 CHANCELOT TERRACE

TRINITY, EDINBURGH, EH6 4SS



1 BED



1 BATH



2 PUBLIC



TAKE A LOOK INSIDE

With spectacular views towards Arthur's Seat and Salisbury Crag, 15/4 Chancelot Terrace is an exceptionally appealing first-floor tenement flat which combines period features with a stylish contemporary finish and is filled with natural light. Located in the highly sought-after area of Trinity, it offers a safe, peaceful and leafy setting, while being within easy walking distance of both Leith and Stockbridge.

The bright, airy and well-maintained communal entrance and stairway lead to the first floor, where the front door opens into the welcoming hallway and provides access to all rooms. To the front of the property is a beautiful bay-windowed sitting room, featuring ornate decorative cornicing and a fireplace which creates a cosy focal point.

The heart of the home is the bright, spacious and quiet south-facing kitchen/dining room, which enjoys exceptional views directly towards Arthur's Seat and Salisbury Crag. Flooded with natural light, this is a fantastic space for entertaining guests, enjoying a morning coffee or relaxing over an evening meal. Stylish fitted wall and base-mounted cabinets incorporate a gas hob, electric oven and extractor hood, while a separate utility room houses the washing machine. A pantry provides additional storage, and there is ample space for a dining table and chairs.

The property offers a good-sized double bedroom with views to the front, while the large boxroom off the hallway provides useful flexibility and could be adapted for a variety of purposes. The stylish contemporary bathroom is fitted with a bath with shower over, WC and wash hand basin, with an excellent power shower.

KEY FEATURES



Beautifully presented first floor flat forming part of a traditional tenement building.



South-facing communal garden.



Good sized double bedroom and large box room.



EPC Rating - C



Bright, spacious and quiet south-facing kitchen/dining room with exceptional views of Arthur's Seat and Crag.



Unrestricted on-street parking.



Safe and peaceful area with Leith and Stockbridge within walking distance.



Council Tax Band - C



Further benefits include gas central heating and double glazing, making this a particularly warm and cosy home during the winter months. Externally, there is a south-facing communal garden, while unrestricted on-street parking is available outside the property.

EXTRAS

All blinds, light fittings and kitchen appliances are included in the sale price.

There is a monthly charge of £2.75 for cleaning the communal stair.





THE LOCAL AREA

Trinity is a highly desirable area, characterised by tree-lined streets, traditional architecture and a peaceful residential setting. The property is within easy walking distance of both Leith and Stockbridge, while Edinburgh city centre is less than three miles away.

The area has an increasingly exciting independent food scene, including award-winning Sabzi, La Cime and Dogstar. Leith's vibrant restaurant scene, including the Shore and Newhaven Harbour, is also close by.

For those who enjoy the outdoors, Victoria Park provides particularly excellent access to Edinburgh's extensive traffic-free cycle network, with routes leading to many different parts of the city without the need to cycle on busy roads. There are also a number of attractive green spaces nearby, including the Royal Botanic Gardens.

A small Sainsbury's is around five minutes' walk away, while Tesco and Waitrose are both a short drive away.





Chancelot Terrace,
Edinburgh,
Midlothian, EH6 4SS

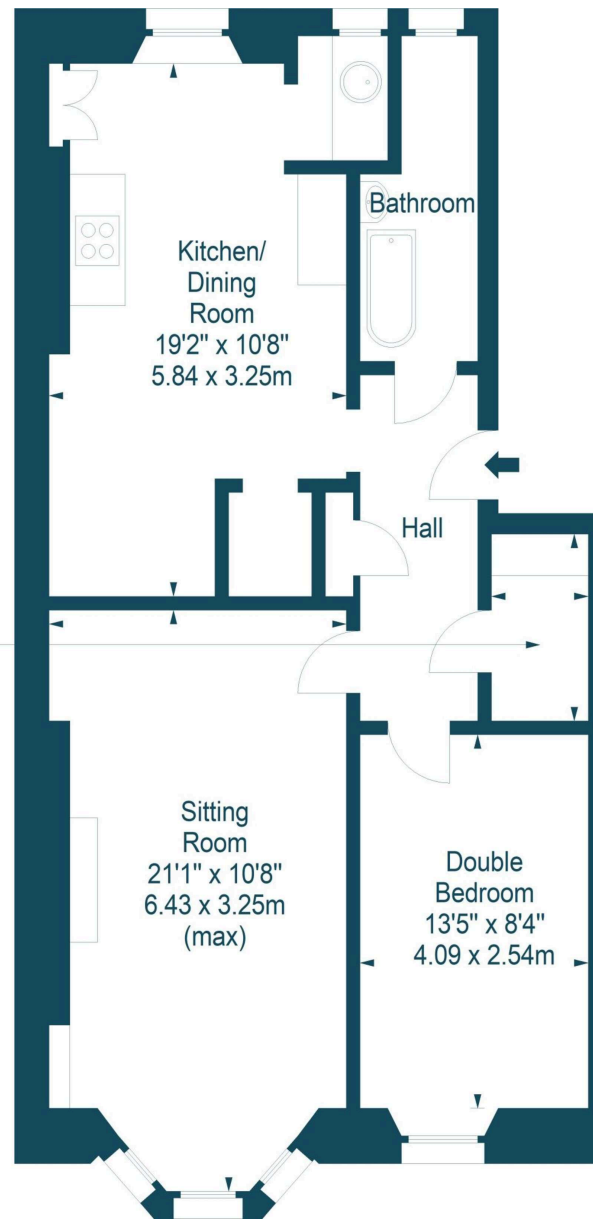


Approx. Gross Internal Area
702 Sq Ft - 65.22 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Box
room
6'9" x 3'7"
2.06 x 1.09m

First 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.