



5/3 Trinity Mains,  
TRINITY | EDINBURGH | EH5 3SU

  
**warners**  
solicitors & estate agents



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Warners are delighted to present this beautifully presented and generously proportioned two-bedroom ground floor flat, ideally located in the highly sought-after Trinity area, just north of Edinburgh city centre. Offering spacious accommodation throughout, the property is ideally suited to first-time buyers, downsizers, and investors alike.

The accommodation comprises a welcoming entrance hallway with attractive hardwood flooring and excellent built-in storage, a bright dual-aspect lounge/dining room, and a contemporary kitchen fitted with cream gloss wall and base units, wood-effect worktops, and integrated appliances. There are two generously sized double bedrooms, both benefiting from built-in storage, with the principal bedroom further enjoying an impressive triple wardrobe.

Completing the accommodation is a sleek modern shower room finished with striking black slate tiling, a vanity unit, and a contemporary three-piece suite. Externally, residents benefit from a well-maintained communal garden, an allocated parking space, and excellent access to public transport links, reputable schools, and a wide range of local amenities.

- Highly sought after Trinity location, north of Edinburgh city centre
- Spacious and beautifully presented ground floor flat
- Bright dual-aspect lounge/dining room ideal for entertaining
- Modern fitted kitchen with integrated appliances
- Two generous double bedrooms with excellent built-in storage
- Allocated parking space and well-maintained shared garden

Council Tax: E , Energy Rating: C

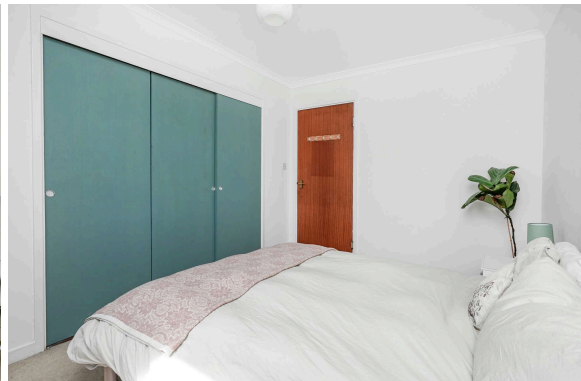
No factor, however, maintenance organised by residents approx. £12.50 per month

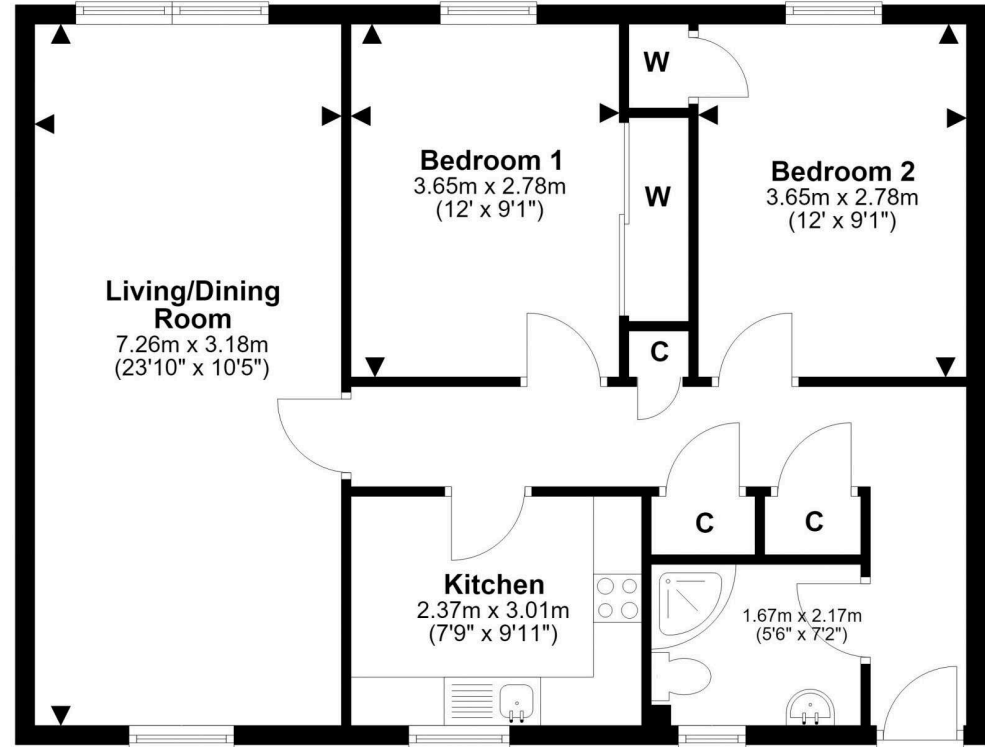
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Extras: Fixtures and fittings, oven, hob, fridge freezer, washing machine, and all blinds in kitchen, bathroom, and second bedroom

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 which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. For the commuter there is an efficient public transport network including 24 hour buses and a tramline connecting nearby Newhaven to the city and to Edinburgh International Airport.





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.