



Packed with period features

Three-bedroom, B-Listed, upper colony flat



Attractive, three-bedroom, B-Listed upper Colony flat situated on a quiet street in the sought-after Trinity area of Edinburgh. This property is packed with period features and requires some modernising, offering a fantastic opportunity to add value. The property is ideal for those looking for a traditional property with private garden and car parking quietly situated amongst similar characterful buildings. The external stone steps provide access into a welcoming vestibule and hallway. The charming sitting room sits to the front of the property and has sanded and polished wooden flooring, display alcove, attractive cornicing, ceiling rose and an eye catching gas flame fire (not in working order and sold as seen). To the rear, with a pleasing outlook, is a large double bedroom. Also on this level is the kitchen with a window to the rear, fitted with a range of upper and lower units and appliances. On the upper floor there is a generous bedroom with a Velux window, a second single bedroom/study and a bathroom with eaves storage. There is a private garden to the front of the property, with an area of lawn, large garden shed and off-street parking. There is also an external under-stair store.



Key Features

- Vestibule and hallway
- Sitting room
- Kitchen
- Master bedroom
- Two additional bedrooms
- Bathroom
- Excellent storage
- Period features
- Gas central heating and double glazing
- External store
- Generous private garden
- Off-street parking



Trinity

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 local shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible by bus and tram 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. Also in the vicinity is Ocean Terminal retail and leisure complex which provides a multi-screen cinema. There is a 24-hour Asda supermarket located within neighbouring Newhaven district and there is a Sainsburys local located on Craighall Road. Schooling is well represented from nursery to senior level. For the commuter there is an efficient bus and tram network which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.



Extras

All fitted floor coverings, curtains, blinds, light fittings, gas cooker, washing machine, fridge, freezer and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

£350,000

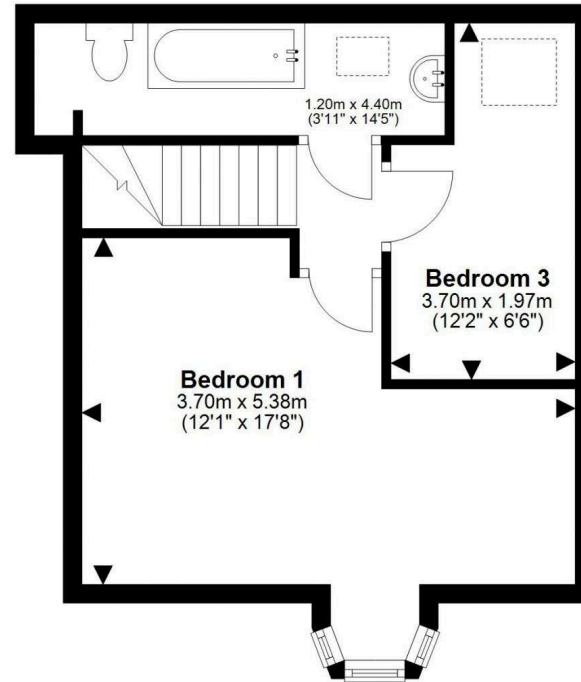
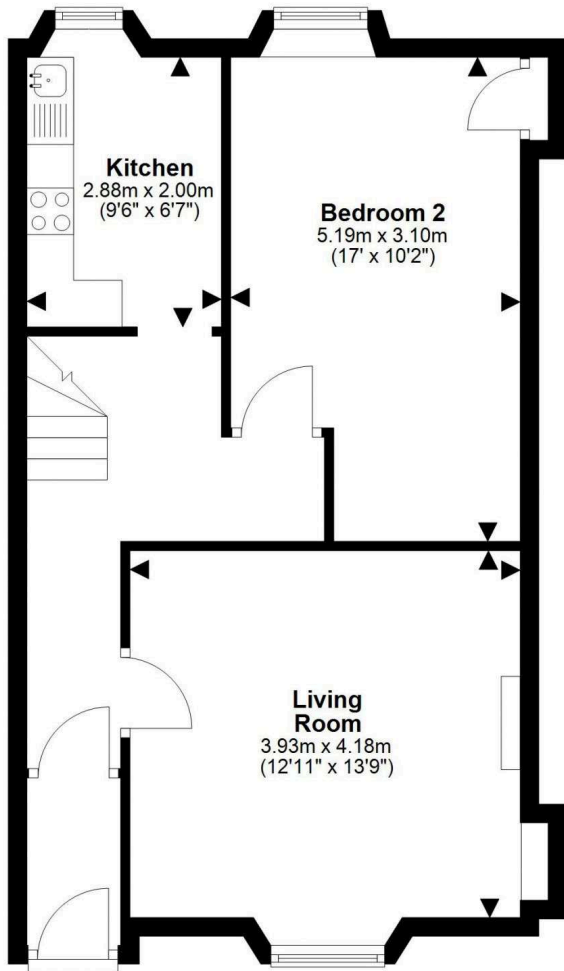
EPC Rating

C

Tenure

Freehold





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.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648



ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191



Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.