



RALPH SAYER
SOLICITORS & ESTATE AGENTS

45/6 East Trinity Road

Trinity, Edinburgh EH5 3DL

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Characterised by typically opulent proportions and tremendous natural light, this traditional third (top) floor flat retains an abundance of desirable period features including original fireplaces and ornate corning to create an impressive period home, seamlessly blended with some modern conveniences for today's style of living. Adding to its desirability is the location, in highly regarded Trinity, where a short stroll can take you to the pretty Victoria Park or down to picturesque Newhaven Harbour and with its top floor position, fabulous views are found to the front and rear, either over the Firth of Forth to the Fife coastline or panoramic vistas over Edinburgh's iconic skyline.

A picture of timeless elegance, the breathtaking reception hall, with its soaring high ceilings and magnificent proportions, make a grand first impression. Positioned at the front of the property, the vast sitting room is flooded with light from a handsome box bay window which also yields stunning views over the Firth of Forth and is brims with splendid period features. To the south-facing rear, the kitchen/diner is the epitome of classic meets contemporary design. Here muted heritage hues create the perfect backdrop for a modern family kitchen and/or entertaining space. Framed by luxurious quartz worktops, the sleek handleless kitchen provides a wealth of hidden storage and workspace, whilst accommodating a full range of integrated appliances, and featuring a range cooker, while the walk-in pantry has fitted cabinets, incorporating a wine fridge and built-in microwave oven. Mirroring the kitchen units, a practical utility leads off the kitchen. The property accommodates three exceptionally spacious double bedrooms, all with original fireplaces and each one boasting fabulous views. Completing the accommodation is a south-facing, a three-piece bathroom and at the end of the hall is a large versatile box room, currently used as a home office.

Home Report Value - £440,000

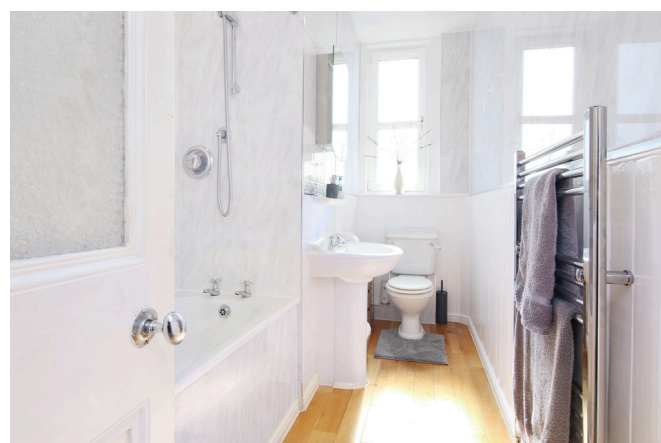








Stunning
views from the
front & rear





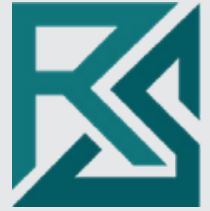
Property Summary



- Traditional Third floor flat, with stunning views
- Elegant sitting room with box bay window
- Sleek modern kitchen/diner, with pantry and utility
- Three excellent double bedrooms
- Large box room/home office
- Appealing three-piece bathroom
- Gas central heating & double glazing
- Well-maintained shared rear garden
- Unrestricted on-street parking
- EPC Rating - D | Council Tax band - E



NEARBY VICTORIA PARK



Trinity

The leafy residential area of Trinity, lies north of the city centre and is a highly sought after location. The lovely Victoria Park, is at it's centre, along with the expanse of open green spaces, including Inverleith Park and the Royal Botanic Gardens. A short walk through Victoria Park, takes you to Newhaven harbour on the banks of the Firth of Forth.

Local amenities can be found on Ferry Road, with an Asda store at Newhaven, and a wide range of amenities in the Leith. The vibrant Shore area of Leith is within easy reach, well known for it's bars and cafes, as well as Michellin Star restaurants.

Trinity academy is located next to Victoria Park

Good regular bus routes service the area, taking you to the city centre and the vast cycle route network runs through the area.



FRONT VIEW OVER FIRTH OF FORTH



REAR PANORAMIC VIEW OF CITY SKYLINE

Let us help you find your next
dream property!



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 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Third Floor

Approx. 143.2 sq. metres (1541.8 sq. feet)