



Converted Victorian Property

with views of Victoria Park



Set within an elegant converted Victorian building, this charming top-floor, two-bedroom flat enjoys an enviable position overlooking Victoria Park in Edinburgh's highly sought-after Trinity district. Very well presented and exceptionally versatile, the property offers a bright and spacious lounge/dining room with delightful park views-perfect for both relaxing and entertaining. Period features, including a feature fireplace, elegant cornicing, and a striking bay window, add warmth and character to the space. To the rear, two well-proportioned double bedrooms provide a peaceful retreat, both benefiting from excellent storage. The principal bedroom is particularly light-filled, with dual-aspect windows enhancing the sense of space and brightness. The galley-style kitchen is both practical and well-equipped, featuring base units, shelving, and appliances. Completing the accommodation, the family bathroom is fitted with a three-piece white suite, an electric shower over the bath, and a Velux window that brings in natural light and ventilation. This is a wonderful opportunity to acquire a stylish home in a prime location, combining classic period charm with modern convenience.

Key Features

- Hall
- Dining lounge
- Kitchen
- Two double bedrooms
- Bathroom
- Good storage throughout
- Gas central heating
- Double glazing
- On-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 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 includes 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.



Extras

All floor coverings, curtains, light fittings, oven, hob, fridge freezer and washing machine are included in the sale (no warranties given).

Viewing

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

Council Tax Band

E

Home Report Valuation

£270,000

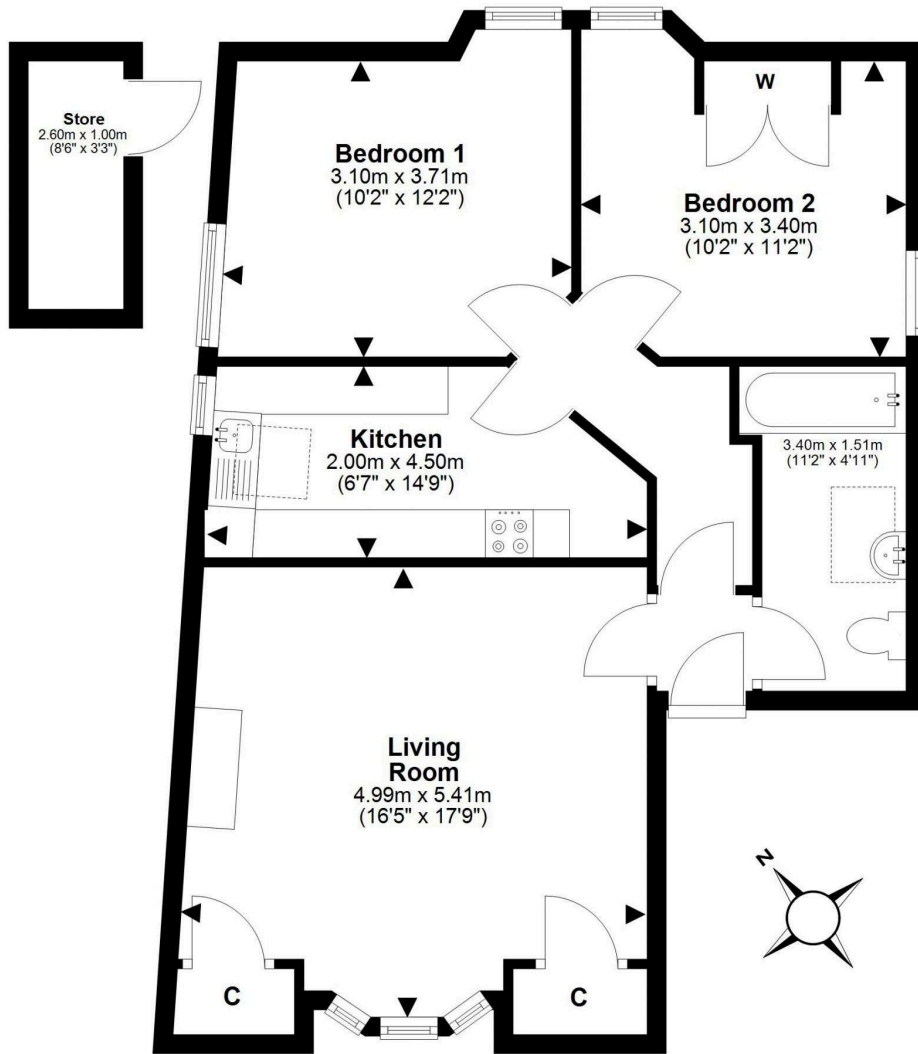
EPC Rating

D

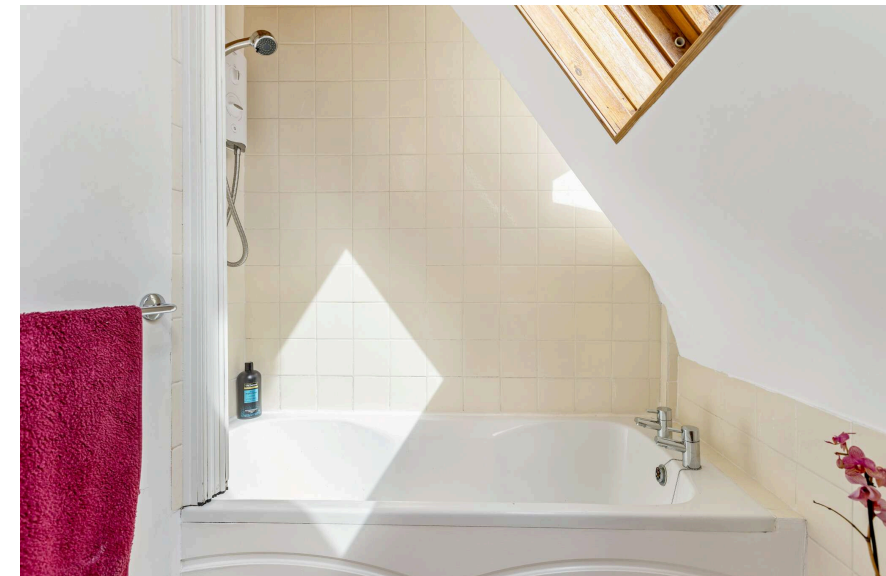
Tenure

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.



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