

2 (flat 1) Gosford Place, Trinity, Edinburgh, EH6 4BJ



## 2 (flat 1) Gosford Place | Trinity | Edinburgh | EH6 4BJ

### Description

Located in the highly desirable district of Trinity, this Victorian ground floor flat enjoys an enviable setting; surrounded by an abundance of delightful outdoor spaces, including popular Victoria Park, the scenic Water Of Leith and Newhaven's historic harbour. Directly positioned adjacent to Victoria path, the property benefits from a quiet setting, yet with direct access to the extensive foot and cycle paths providing quick access to Edinburgh City Centre and surrounding locations.

- Hallway
- Bay windowed living/dining room
- Kitchen
- Double bedroom
- Box room
- Bathroom with white suite and shower
- Good storage facilities
- Gas central heating and double glazing
- Secure entry system
- Private area of garden to the front and shared rear garden
- Unrestricted on street parking

### Extras

The curtains, ladder, stepladder, cooker, washing machine, tumble dryer and fridge freezer are included in the sale.

**EPC Rating: C**

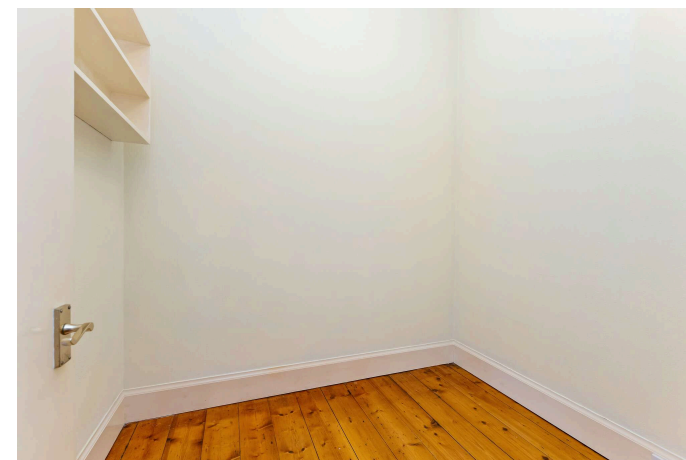
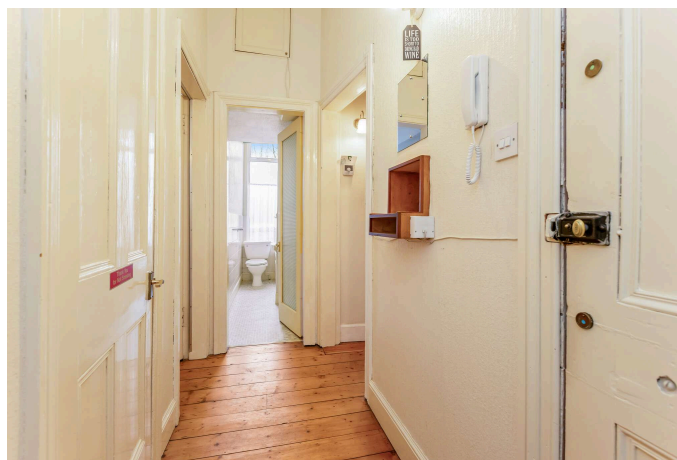
### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craigmyle Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city as well as the newly opened tram link offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/ M9 motorway network are easily accessible for those going further.





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.



1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

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