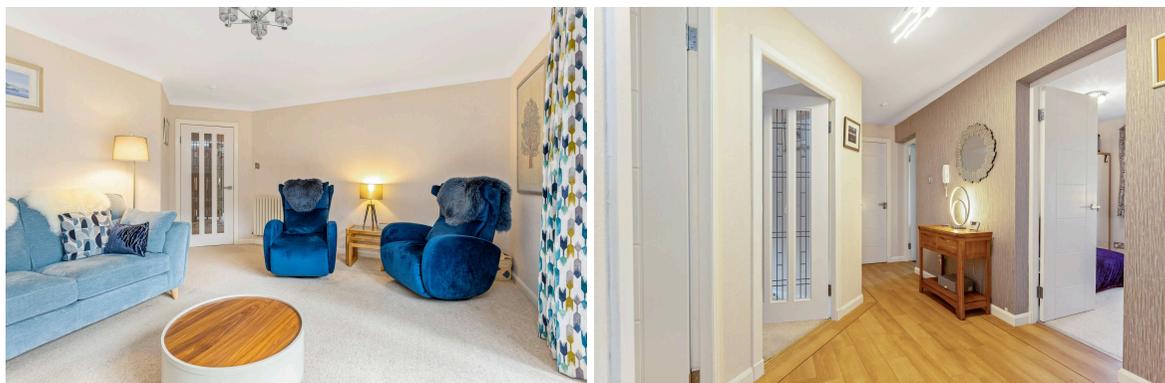




8/2 Connaught Place  
TRINITY | EDINBURGH | EH6 4RQ

  
**warners**  
solicitors & estate agents

RESIDENTS  
PARKING  
ONLY



## 8/2 Connaught Place

TRINITY | EDINBURGH | EH6 4RQ

Warners are delighted to present this exceptional and seldom available three-bedroom ground floor apartment, forming part of a prestigious CALA development set within a peaceful and well-established residential setting in the sought after Trinity area. Benefiting from an allocated parking space, this beautifully presented home offers generous, easily maintained accommodation finished to a high standard throughout. Accessed via a secure entry system, a welcoming central hallway with excellent built-in storage provides access to all rooms and enhances the sense of space and practicality. The bright and spacious living/dining room is a particular highlight, offering superb proportions for both relaxing and entertaining. A feature fireplace with gas fire creates an inviting focal point, while sliding glazed doors flood the room with natural light and provide direct access to the well-maintained communal garden grounds. The modern fitted kitchen is thoughtfully designed with ample cabinetry and worktop space, offering a practical layout ideal for everyday use. All three bedrooms are well proportioned and benefit from integrated storage. The contemporary shower room is stylishly appointed and includes a chrome ladder radiator, completing the accommodation. Further benefits include gas central heating, double glazing, beautifully kept communal grounds and a private allocated parking space. Combining quality construction, a tranquil setting and spacious ground floor living, this superb apartment represents a rare opportunity in a consistently popular location, close to excellent amenities and transport links.

- Modern three-bedroom ground flat set within sought after Trinity
- Welcoming central hallway with excellent built-in storage
- Spacious living/dining room with feature gas fireplace and sliding doors to communal gardens
- Well-equipped fitted breakfasting kitchen with ample storage and workspace
- Generous principal double bedroom with mirrored wardrobes
- Two further well-proportioned bedrooms, both with built-in storage
- Contemporary shower room
- Secure entry system
- Gas central heating and double glazing
- Well-maintained communal garden grounds
- Allocated parking space

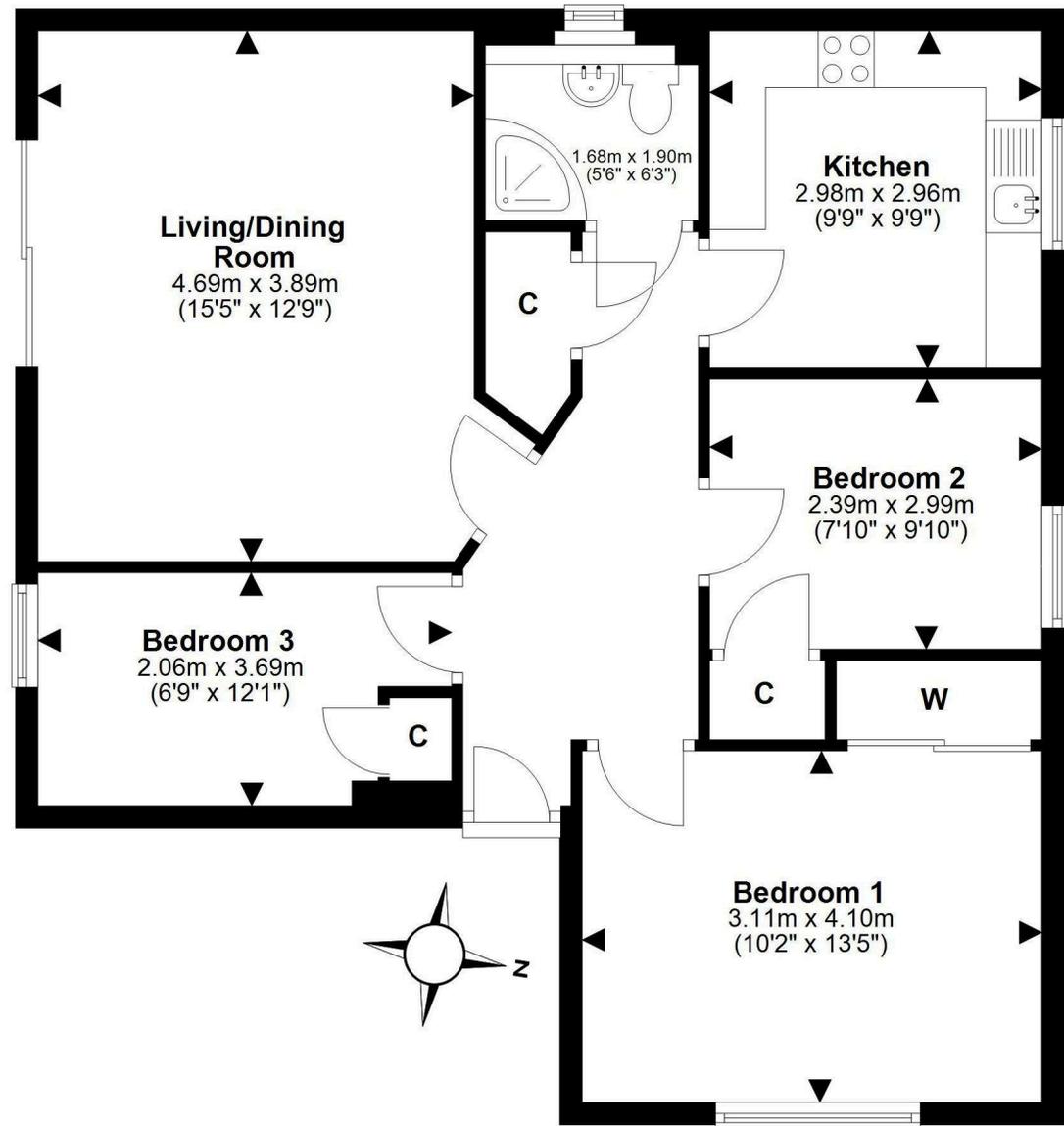
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Integrated kitchen appliances will be included in the sale of the property along with all blinds and wooden shutter in bedroom 1. Washing machine is available with separate negotiation. EPC: D CT: E. Factoring: Ross & Liddell £75 P/M includes building insurance.

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.