










Offers Over
£300,000

6/6 Rosebank Grove

Trinity | Edinburgh | EH5 3QN

A beautifully presented light filled second (top) floor flat, forming part of an attractive terrace on a peaceful cul-de-sac in Edinburgh's desirable Trinity area.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street parking
-  Shared garden
-  EPC rating – D
-  Council tax band- D



Description

The flat offers a stylish and flexible living space which is brimming with character and is close to some of Edinburgh's best loved green spaces, including Inverleith Park, the Botanical Gardens, together with frequent transport links to the city via bus and the nearby cycle paths.

The flat is accessed via a well kept communal stair with secure entry and briefly comprises: entrance hall with built-in storage, light and airy reception/dining room with bay window, focal fireplace, shelved press and wood flooring, well equipped kitchen which has been fitted with a variety of modern base and wall mounted units complete with splash tiling, coordinated worktops and clothes pulley, generously sized principal bedroom with carpeted floor, walk-in cupboard, fireplace and impressive south facing views towards the Pentland Hills, a further good sized double bedroom with a similar aspect which is currently being used as an office/guest bed, and modern family bathroom with mosaic tiling, counter top basin, WC and bath with mains shower/splash screen.



Extras

All floor coverings, curtain poles, light fittings, the fridge, dishwasher and cooker will be included.

Gardens and Parking

To the rear of the building is a walled shared garden, which enjoys a bright sunny aspect and is well maintained, comprising lawn, planted borders and drying facilities. Unrestricted on-street parking is available on Rosebank Grove and on some of the neighbouring streets.

Viewing

By appointment through Neilsons (0131 625 2222).





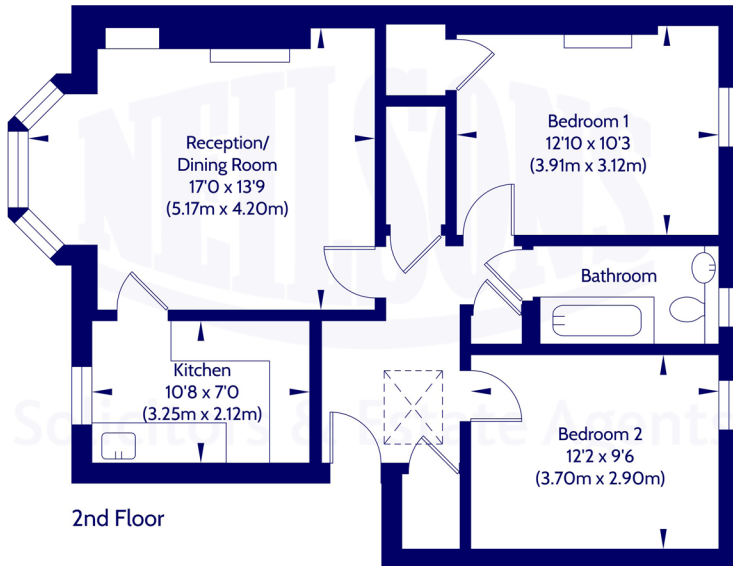
Location

Trinity lies approximately three miles north of the City Centre and boasts charming streets and fantastic nearby green spaces including Victoria Park, the vibrant Starbank Park and the magnificent Royal Botanical Gardens. Coastal walks can be enjoyed along the sea front towards Wardie Beach to the west and Newhaven Harbour to the east. A great assortment of day to-day amenities can be found in the immediate vicinity including a Sainsburys, hairdresser, popular coffee roastery Mr Eion and a variety of cafés, shops, pubs and facilities in neighbouring Goldenacre. There is a good choice of supermarkets within close proximity, including a Tesco and Morrisons superstore. Newhaven is close at hand and has a great selection of brunch spots, pubs, restaurants, a large 24-hour Asda and a David Lloyd's. Ocean Terminal also provides a variety of retail facilities as well as a multiscreen cinema complex and gym. The property is well placed for the commuter with frequent busses to the city on the doorstep and easy access to Edinburgh's fantastic network of cycle/walking paths. Newhaven Tram Station is also within easy reach and provides frequent links to Leith, Murrayfield, Edinburgh Park and Edinburgh Airport.





Approx. Gross Internal Floor Area 68 Sq M / 734 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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