



Trinity

12 Rosebank Gardens
EH5 3QR



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3



EPC Rating

Semi-Detached

OFFERS OVER £485,000

- Entrance vestibule
- Hallway
- Living room with conservatory off
- Semi open plan kitchen/dining room
- 3 bedrooms
- Family bathroom
- Private front, side & rear gardens
- Private single garage with electricity
- Unrestricted on street parking
- Double glazing
- Gas central heating
- Excellent storage
- Situated within a cul-de-sac
- Flexible family accommodation



Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this 3 bedroomed semi-detached house which is situated in the ever-popular Trinity district. The tranquil and sought-after area of Trinity lies to the North of Edinburgh and offers an excellent range of local amenities including shops and a variety of leisure and recreational facilities. The nearby area of The Shore provides a wide selection of fine dining and even boasts Michelin star restaurants amongst wine bars and bistros. Private and public schooling is available nearby from nursery level through to a senior level. The Ocean Terminal is also within easy reach and offers a 24-hour gym, multi-screen cinema, shopping facilities and a choice of restaurants.

The property opens to an entrance vestibule which takes you to the hallway that has much of the accommodation off and stairs to the upper level. The living room is front facing and enjoys an electric powered fireplace within a surround, and the conservatory off which gives direct access to the side garden. The spacious semi-open plan kitchen/dining room can be found to the rear of the house with the dining area benefiting from a handy built in cupboard and overlooking the rear garden. The kitchen area is fitted with base and wall units, and has a slot in cooker with electric hob, freestanding fridge freezer, washing machine and gives access to the rear garden. To the front of the house is a well-proportioned double bedroom. Completing the downstairs accommodation is a side facing 4-piece family bathroom with partially tiled walls, bath, separate mains powered shower unit, WC, and a wash hand basin.

Upstairs a spacious landing has 2 handy built in eaves storage cupboards and the remaining bedrooms off. A double bedroom with built in wardrobe can be found to the front of the house. The third bedroom is situated to the side and features Velux window allowing in natural light.

The house enjoys an easy to maintain paved front garden. To the side is a fully enclosed garden with lawn area and shrub borders. The rear garden area with artificial grass gives access to the garage.

Additional benefits include a single garage with electricity, unrestricted on street parking in the surrounding area, double glazing, gas central heating and a quiet cul-de-sac setting.

EXTRAS

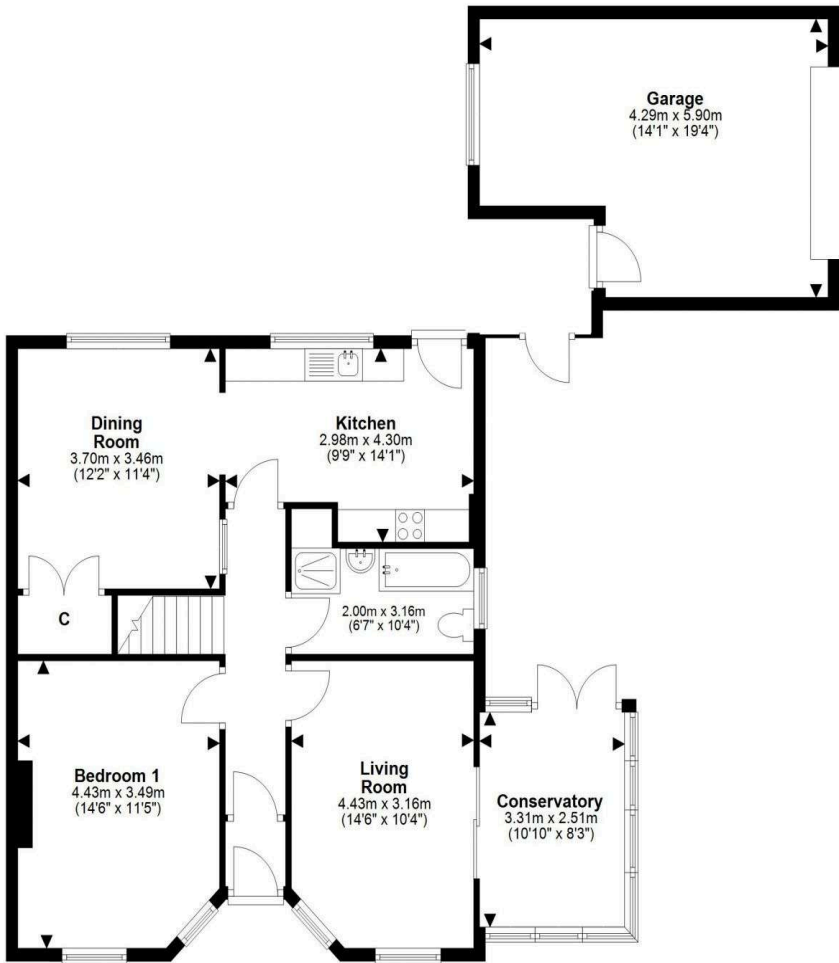
All white goods curtains, curtains/blinds, carpets, light fittings, and garden sheds to be included in the sale. No warranties to be given.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.



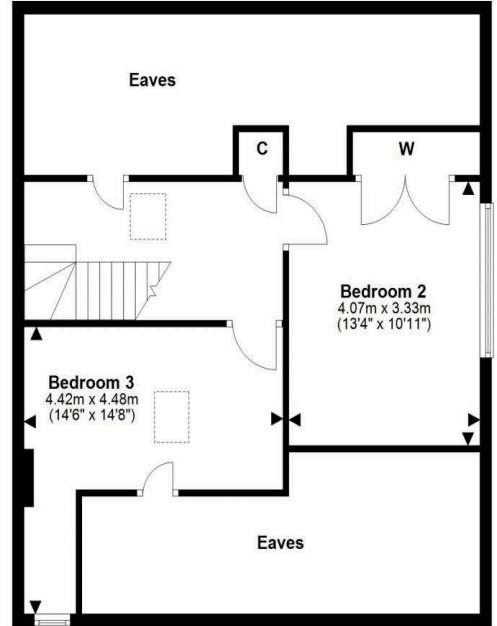




Ground Floor



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.



First Floor

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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