



3/2 Caithness Place

Trinity, Edinburgh, EH5 3AE



VMH ESTATE AGENTS



Spacious ground floor flat with a garage situated in the popular Trinity area

- Sitting room
- Well-appointed kitchen
- Principal bedroom with en-suite
- 2 further double bedrooms - one currently used as a dining room
- 3-piece bathroom
- Excellent storage
- Single car garage & residents parking
- Shared garden grounds
- Sought-after location
- Gas central heating & double glazing



Offers Over:

£320,000



Further information can be found in the home report.

About the Property

This spacious three-bedroom ground floor flat, situated in the sought-after Trinity area of Edinburgh, offers comfortable and practical living in a highly desirable location.

The property features a spacious west-facing sitting room set around a fireplace, a well-appointed kitchen, bright and generously proportioned accommodation throughout, and excellent built-in storage solutions.

A private single car garage provides secure parking/storage and additional convenience. Further benefits include gas central heating, double glazing & a secure entryphone system.

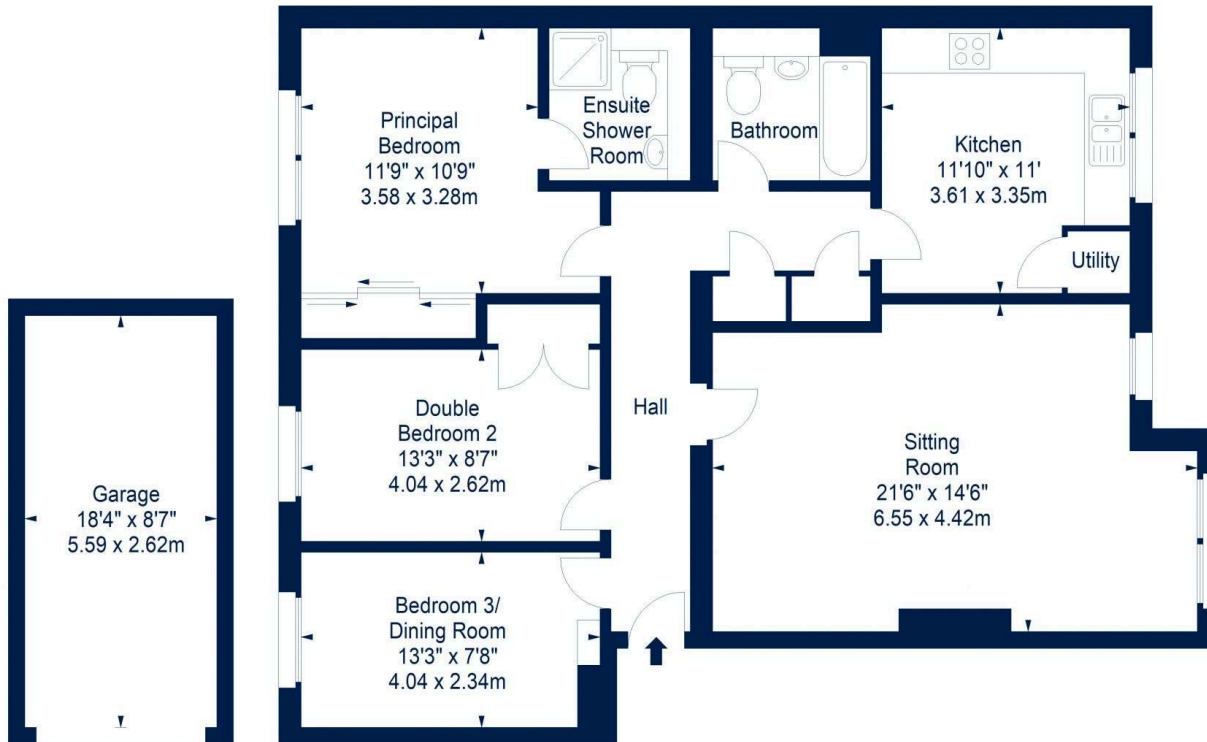
Extras

To include all fitted flooring, curtains & curtain poles, lighting fittings, electric fire, oven, hob, extractor hood, fridge/freezer, and washing machine in the sale. No warranties or guarantees will be given.

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3 Flat 2 Caithness Place, Edinburgh, Midlothian, EH5 3AE



Ground Floor

Ground Floor



Flat - Approx. Gross Internal Area - 1063 Sq Ft - 98.75 Sq M
Garage - Approx. Gross Internal Area - 155 Sq Ft - 14.40 Sq M

For identification only. Not to scale. © SquareFoot 2026



Location

The property lies in the affluent and established residential district of Trinity, approximately 2 miles from the city centre and close to the Firth of Forth. This is a high amenity district with pleasant leafy streets and a fine local park with an active tennis and bowling club. There is fantastic local shopping at Goldenacre and a nearby supermarkets include Morrisons, Waitrose, Sainsbury's and Asda. The Royal Botanic Gardens and Inverleith Park are within easy reach. Neighbouring Leith and Granton Harbour offer excellent shopping and dining facilities, and the Ocean Terminal is home to shops, eateries, and Vue cinema. Excellent schooling is represented in the state and private sector.

Management

The development is maintained by Taylor & Martin factors for a cost of approximately £1,200 per annum.



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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.