



5 North Fort Street, Edinburgh, EH6 4EY

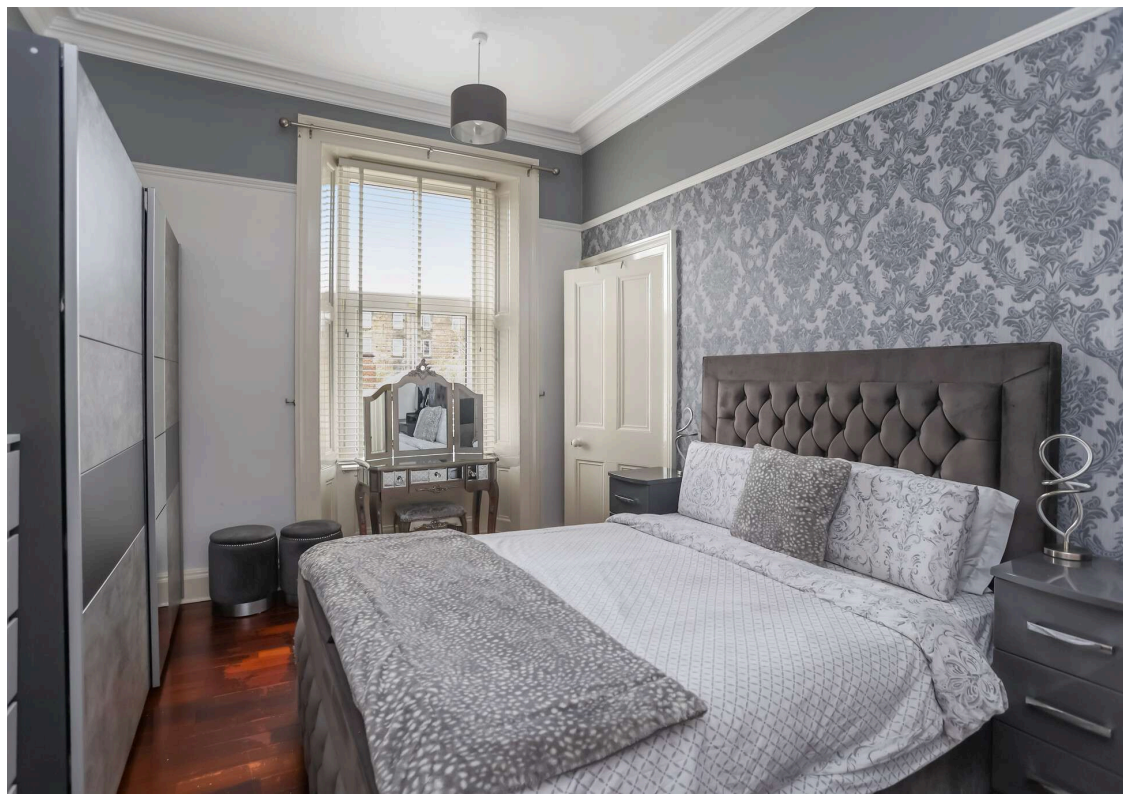


Welcome

Welcome to North Fort Street, this impressive traditional terraced townhouse is arranged over three spacious levels and offers substantial and flexible family accommodation in the highly sought-after Trinity area of Edinburgh. Boasting a wealth of wonderful period features throughout, the property effortlessly blends classic architectural character with generous modern living space, with six well-proportioned bedrooms, three elegant reception rooms and three bathrooms, providing exceptional versatility for family living, entertaining, or home working. Many original features have been retained, including high ceilings, ornate cornicing, and large sash windows which allow natural light to flood the interiors. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Welcoming vestibule and entrance hallway with original features
- Three reception rooms with working shutters in the living room, dining room and kitchen
- Six spacious bedrooms
- Three bathrooms
- Beautiful period features throughout
- Gas central heating
- Sash and case windows with double glazed units to the rear
- Private rear garden
- Driveway to the front with additional on-street parking







Newhaven

Newhaven is a residential district located in the north of Edinburgh, approximately two miles from the city centre. The area lies close to the southern shore of the Firth of Forth and is bordered by neighbourhoods such as Trinity, Leith, and Granton. Newhaven is well connected to the rest of the city through several bus routes and nearby main roads, providing easy access to central Edinburgh and surrounding areas. The district is primarily residential and is known for its quiet streets, local schools, and green spaces, while still being within close reach of the cultural, commercial, and historical attractions of Edinburgh.

Extras

Included in the sale are the kitchen appliances, integrated dishwasher and washing machine, range cooker, blinds and curtains and all fixtures & fittings. Please note one of the ovens in the range cooker is not in working order. The display cabinet in the living room is included in the sale price.



Get in touch

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 0131 240 3818

Property Hub:

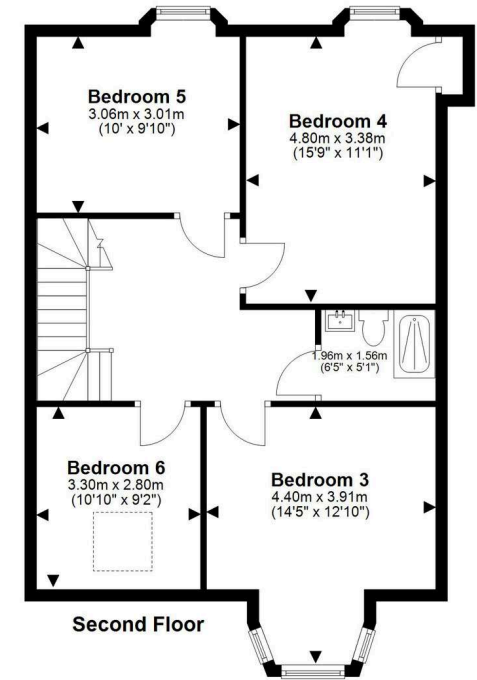
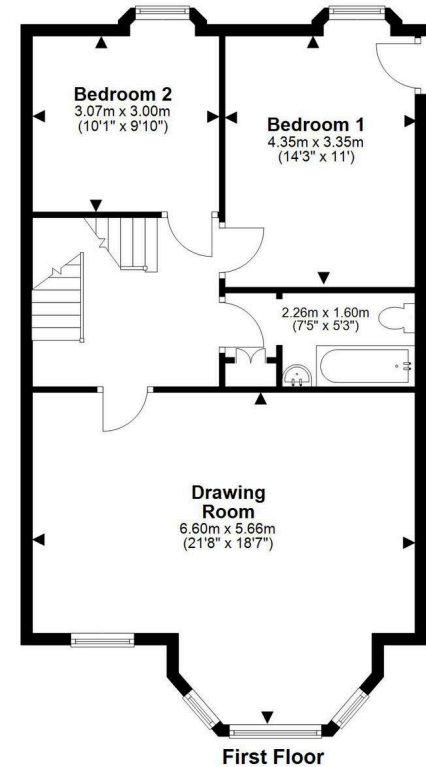
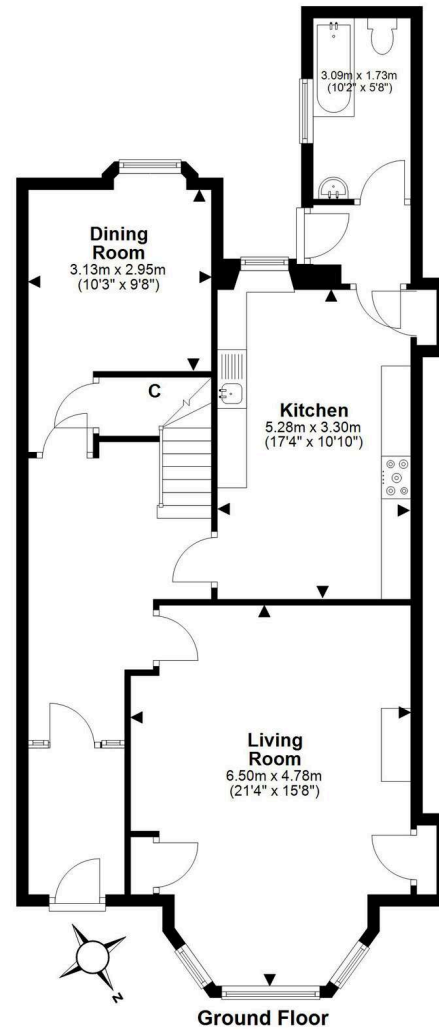
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.