



Offers Over

**£315,000**

## 4/4 Chancelot Grove

Trinity | Edinburgh | EH5 3AA

An exceptionally appealing double upper flat, located on a peaceful leafy cul-de-sac, close to superb amenities and transport links, in the capital's desirable Trinity area.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  On-street parking
-  Private rear garden
-  EPC rating – C
-  Council tax band - D



## Description

The property is in excellent decorative order throughout, boasts a substantial private garden and offers well-proportioned and flexible accommodation, well suited to the growing family or professional couple looking to future proof.

The internal space is accessed via a communal hallway and briefly comprises: welcoming hallway with stairway to the upper level and built-in storage cupboard, comfortable southwest facing reception room with carpeted floor, coving to ceiling and attractive timber fireplace with solid fuel stove, well equipped kitchen which has been fitted with a variety of modern base and wall mounted units, complete with splash tiling, coordinated worktops and a selection of built-in appliances, downstairs double bedroom with wood flooring and pleasant views over the rear garden and adjacent allotments, family bathroom with stylish three piece white suite, wall tiling and over-bath mains shower with splash screen.

On the upper level you have the landing with access to excellent eaves storage, a good-sized principal bedroom with southwest facing Velux style window and convenient en-suite shower room, and a second well-proportioned double bedroom with tasteful modern décor and carpeted floor.



## Extras

All blinds, light fittings and integrated appliances and white goods will be included.

## Gardens and Parking

To the rear of the building you have a generous private garden, backing on to beautiful mature trees and the neighbourhood allotments, comprising areas of lawn, chipped beds and a seating area. A peaceful and secure space for all the family to enjoy, the gardens offer an idyllic spot to dine and entertain during the warmer months. On-street parking is located to the front.

## Viewing

By appointment through Neilsons (0131 625 2222).





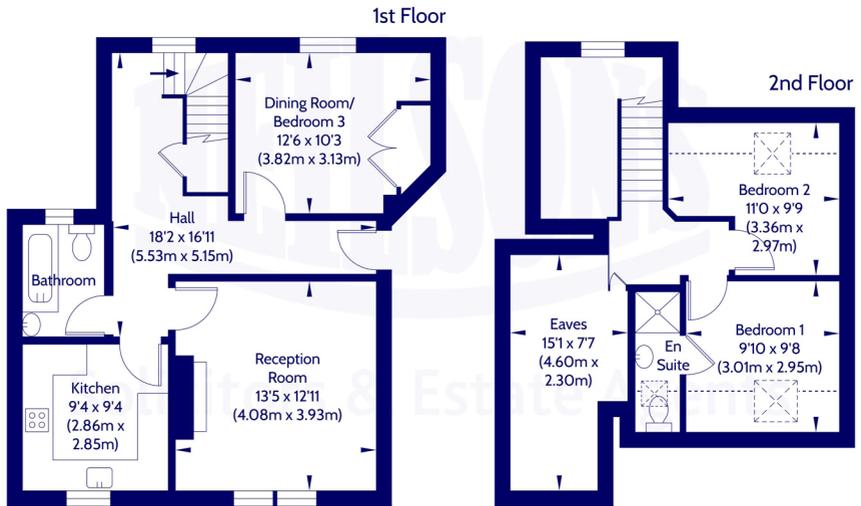
## Location

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 nearby 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 83 Sq M / 890 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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