



Fixed Price

**£165,000**

## 12 South Park

Trinity | Edinburgh | EH6 4SN

Quietly nestled within the highly sought-after Trinity district, this ground-floor studio flat with mezzanine level presents a fantastic opportunity for first-time buyers, professionals, or buy-to-let investors. Enjoying a peaceful setting close to superb amenities and excellent transport links, the property offers flexible accommodation and excellent potential. Whilst now requiring refurbishment, it provides an ideal blank canvas for a buyer to put their own stamp on and create a home to their taste.

Studio flat



1 bathroom



Private garden area



On-street parking



EPC Band - D



Council Tax Band - B



## Description

The welcoming entrance hallway provides access to handy storage options, including an attic hatch. The open-plan living area forms the heart of the home, incorporating a comfortable lounge and dining space, ideal for relaxing or entertaining. The adjoining kitchen area is fitted with a range of integrated and freestanding white goods, partially tiled in splash areas, and enjoys a pleasant dual-aspect outlook with space for a dining table and a home study set-up. A cleverly designed mezzanine level sits above part of the main living area, offering a dedicated sleeping space suitable for a double bed. While not classed as habitable space due to height restrictions, it provides excellent functionality and includes a sizeable storage cupboard housing the boiler. The bathroom completes the accommodation and features a shower over bath, partial tiling, and a heated towel rail.

Further features include gas central heating and single glazing.

The boiler has recently been inspected and deemed as defective and unsafe to use. Replacement is required and should be budgeted for.



## Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and extractor hood, freestanding fridge, and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens & Parking

Externally, there is a small section of private ground directly outside the entrance, attractively planted with mature shrubs – a pleasant spot to enjoy some greenery. Parking is available on street and is unrestricted for residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.



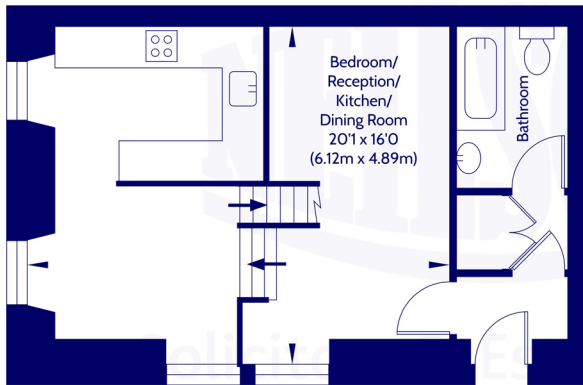


## Location

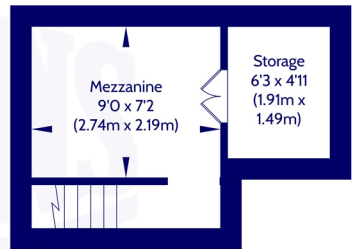
The popular and established district of Trinity lies to the north of the City Centre and boasts charming streets and fantastic nearby green spaces including Inverleith Park, Victoria Park and the magnificent Royal Botanical Gardens. Pleasant walks can be taken along the Forth waterfront or the Water of Leith Walkway from where there is easy access to an extensive network of cycle paths. Stockbridge and Canonmills are also within walking distance. Excellent local shops and services provide for day to day needs with a choice of supermarkets available within a short drive. Further amenities can be found in neighbouring Newhaven, which has a great selection of brunch spots, pubs, restaurants and a large 24-hour Asda. Ocean Terminal also provides extensive retail facilities as well as a multiscreen cinema complex and gym. Highly regarded schooling is available from nursery to secondary level and excellent local bus services provide swift access to the City Centre and surrounding areas.



Approx. Gross Internal Floor Area 47 Sq M / 502 Sq Ft.



Ground Floor



Mezzanine

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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