



Impressive, and offering breath-taking views

Three-bedroom, top floor flat



Situated in the highly sought-after Trinity area of Edinburgh, this impressive three-bedroom top floor flat offers generous accommodation, breath-taking views, and excellent local amenities, making it an ideal home for families or professionals looking to enjoy one of the city's most desirable neighbourhoods. The property is set within beautifully maintained communal grounds, featuring mature trees, attractive planted borders, and a drying green, creating a peaceful setting. A secure communal entrance and stair provide access to each floor. A welcoming hallway offers excellent storage and access to the loft. The bright and spacious lounge is a wonderful place to relax, featuring an attractive fireplace and a large picture window framing stunning views across Edinburgh towards Arthur's Seat. A private balcony extends the living space, providing the perfect spot to sit and enjoy the spectacular outlook. The generous dining kitchen is fitted with a range of modern units and appliances, with ample space for a dining table and chairs. The kitchen is filled with natural light while also enjoying the same impressive views across the city. There are two well-proportioned double bedrooms, one single bedroom and each benefiting from built-in storage, offering flexible accommodation for family living, guests, or home working. The contemporary family bathroom is fitted with a bath with overhead shower, a stylish vanity unit, and a window providing natural light and ventilation. Further benefits include a residents' car park and a private garage, offering excellent parking and storage. Combining generous proportions, exceptional views, and a prime location, this superb apartment presents an excellent opportunity to acquire a spacious home in one of Edinburgh's most popular residential districts.

Key Features

- Communal entrance
- Hallway with excellent storage
- Lounge with balcony
- Dining kitchen
- Three bedrooms, and family bathroom
- Loft
- Double glazing and electric heating
- Communal grounds and residents' parking
- Garage

Factored by Ross & Liddell - approx. £578 per annum for gardening of common grounds, cleaning and maintenance of the common areas



Trinity

The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including local shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible by bus and tram and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is Ocean Terminal retail and leisure complex which provides a multi-screen cinema. There is a 24-hour Asda supermarket located within neighbouring Newhaven district and there is a Sainsburys local located on Craighall Road. Schooling is well represented from nursery to senior level. For the commuter there is an efficient bus and tram network which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.



Extras

All fitted floor coverings, light fittings, cooker, dishwasher, washing machine and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£315,000

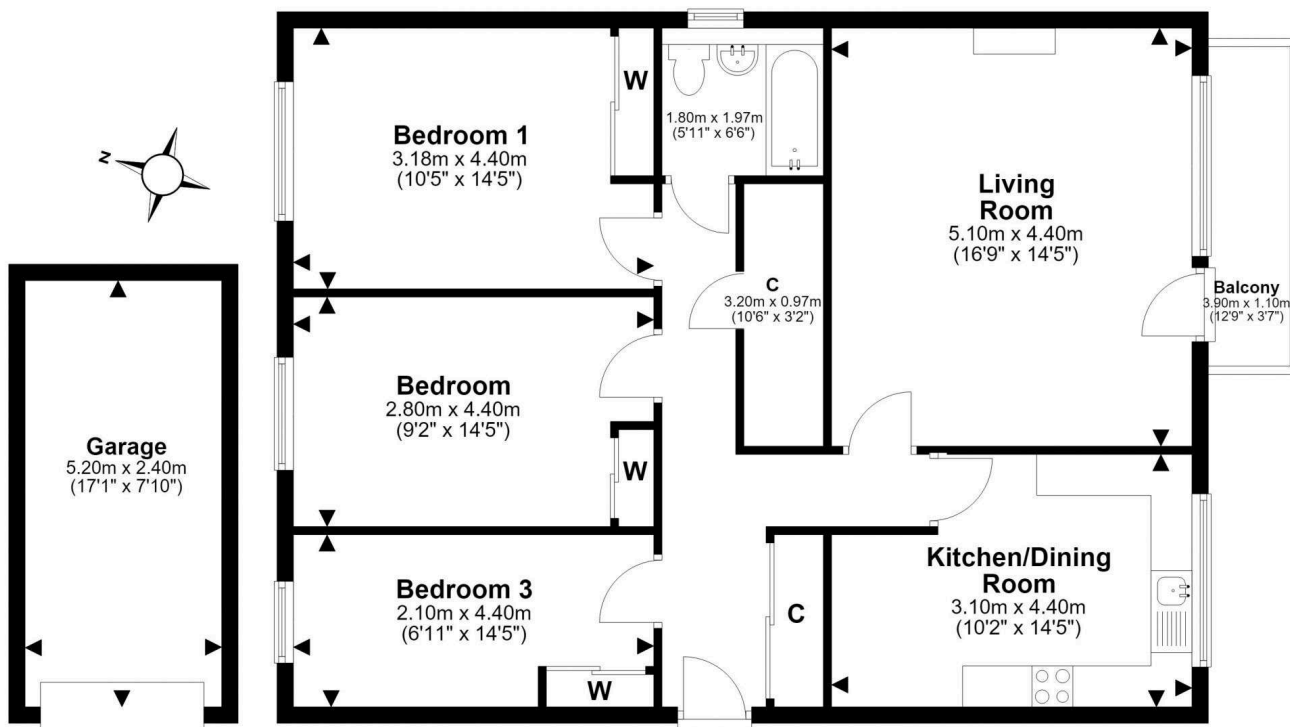
EPC Rating

D

Tenure

Freehold





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.



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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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