

COULTERS[©]

FLAT 1, 62 LARKFIELD GARDENS

TRINITY, EDINBURGH, EH5 3QB

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of the prestigious Cala development, Flat 1, 62 Larkfield Gardens is a stylish, sophisticated three-bedroom ground floor flat. This beautifully proportioned home was the original show home for the site and offers spacious, contemporary accommodation throughout.

Flooded with natural light, the double fronted south facing sitting room is a wonderful, generous space in which to relax and unwind, fitted with soft carpeting underfoot.

KEY FEATURES



Stylish, sophisticated ground floor flat.



Three beautiful, generously proportioned double bedrooms, one with an en-suite.



Well maintained landscaped grounds.



Allocated parking space in addition to visitor parking.



Located in the sought after area of Trinity.



An array of independent retailers and cafes nearby.



EPC Rating - B



Council Tax Band - G



The heart of the home is the modern, dual aspect kitchen / dining room, well equipped with sleek wall and base mounted cabinetry incorporating an induction hob, oven, extractor hood, microwave, fridge/freezer and dishwasher. There is plenty of space for a dining table and chairs, allowing the inhabitants of the home to come together and dine in an informal space.

There is ample storage within the home provided by three storage cupboards located in the hall, in addition to a separate utility room.





CONTINUED...

The elegant principal bedroom is located to the rear of the property, benefitting from an fitted wardrobes and an en-suite shower room (fitted with a large shower enclosure, WC and wash hand basin). There are two further large double bedrooms, of which double bedroom two has further fitted wardrobes.

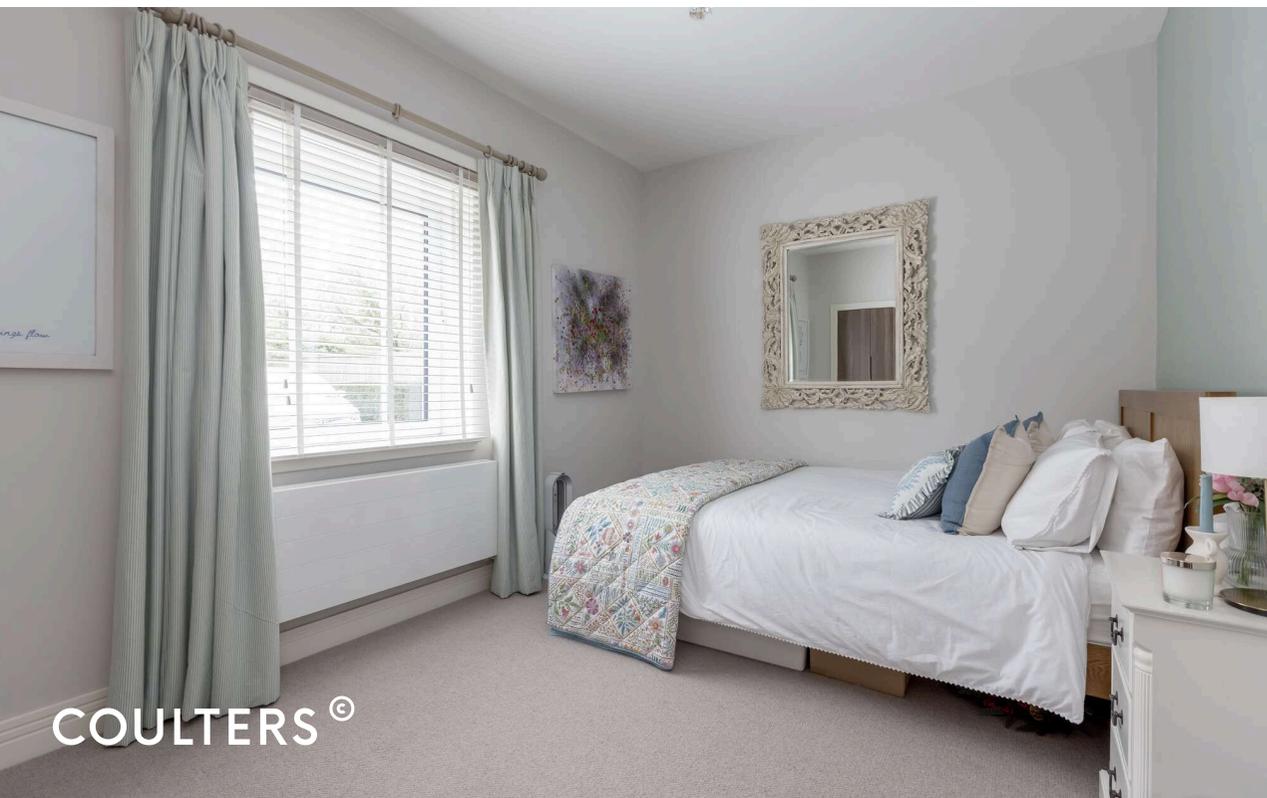
The beautiful bathroom has a bath (with shower and shower screen over), WC and wash hand basin and completes the internal accommodation.

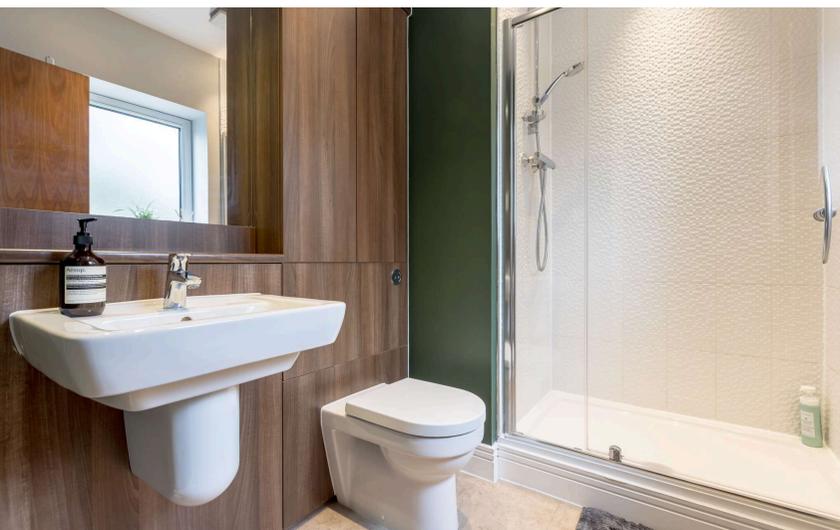
Heating and hot water are provided by gas central heating and there is double glazing.

Externally, there are well kept, landscaped communal grounds. The property also has access to a bike store and bin store. There is an allocated parking space and visitor spaces are available. Further unrestricted parking is available on South Trinity Road.

EXTRAS

All blinds, light fittings and integrated appliances are included in the sale price. The factors are Myreside Management and the annual factoring fee is £1800.









THE LOCAL AREA

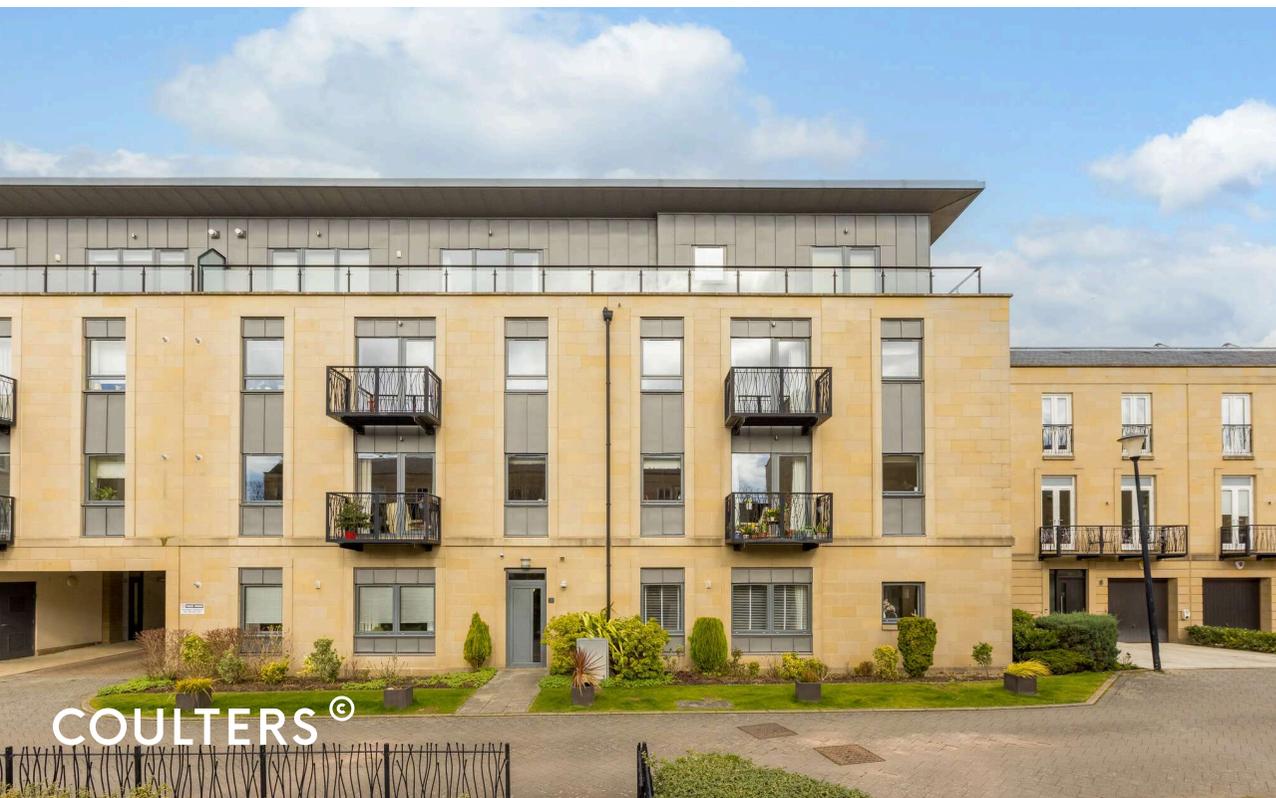
Situated in the sought-after residential area of Trinity, this property offers a superb blend of suburban tranquility and urban convenience. The neighborhood is known for its leafy streets and strong community, making it a popular choice for families, professionals, and retirees.

The location is a haven for those who love the outdoors, with many local parks nearby and the Royal Botanic Garden of Edinburgh just a short walk away. The area also provides easy access to an extensive cycle path network perfect for commuting or leisurely bike rides.

For daily essentials, you'll find a variety of local shops, cafes, and restaurants at Goldenacre, along with a large Morrison's supermarket on Ferry Road and a Waitrose in Comely Bank. A wider range of high-street stores and supermarkets is just a short drive away at Craigmyle Retail Park.

The property benefits from excellent transport links, providing swift access to the city centre, Queensferry Crossing, Edinburgh International Airport, and the M8/M9 motorway network.

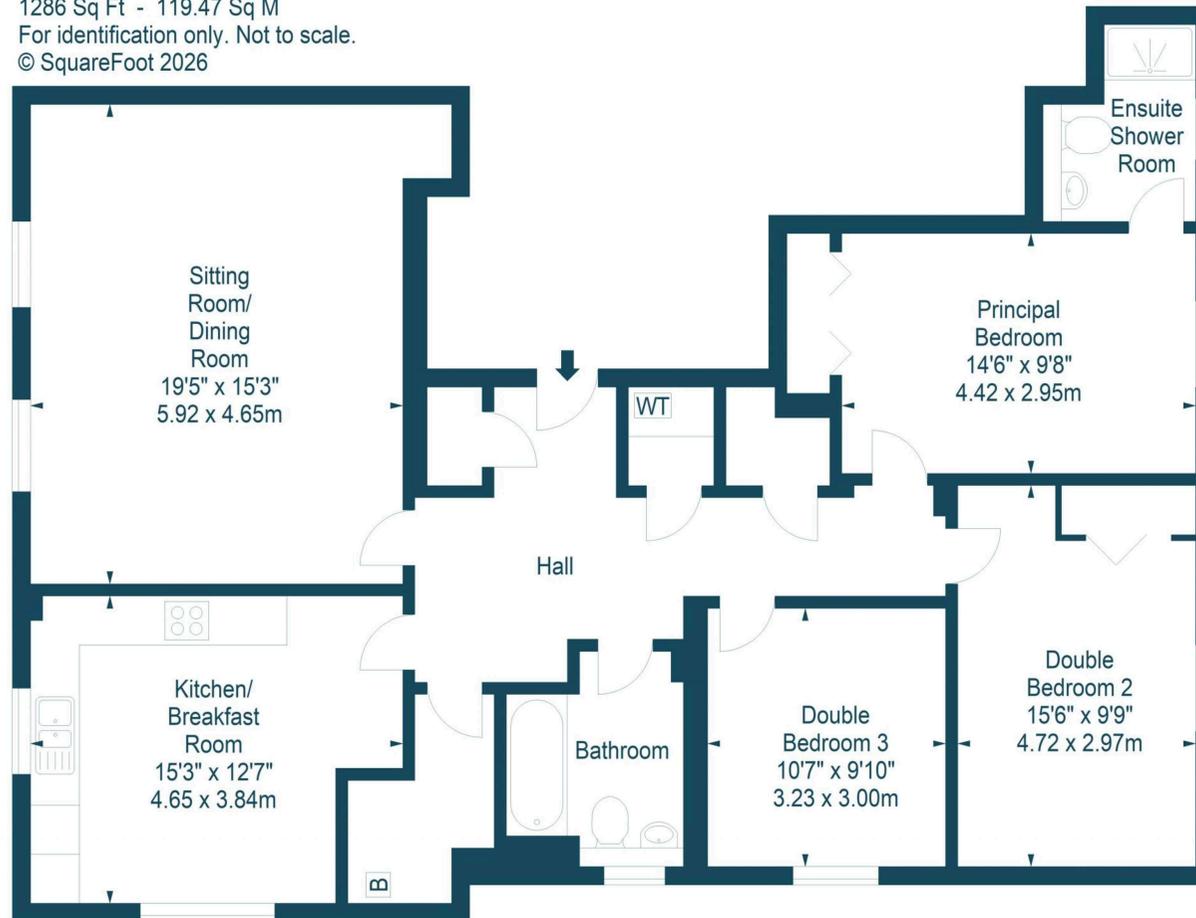
The address falls within the catchment area for several reputable schools, including Wardie Primary, Holy Cross RC Primary, and Trinity Academy, with prestigious private schools like The Edinburgh Academy and Fettes College also nearby.



Larkfield Gardens,
Edinburgh, EH5 3QB



Approx. Gross Internal Area
1286 Sq Ft - 119.47 Sq M
For identification only. Not to scale.
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Ground Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.