



39/4 South Trinity Road

Trinity | Edinburgh | EH5 3PN

A rarely available, exceptionally appealing and generously proportioned second floor flat occupying an enviable corner position on a handsome period terrace and enjoying a superb location in Edinburgh's desirable Trinity area.

- 3 bedrooms
- 2 public rooms
- 1 bathroom
- On-street parking
- Shared garden
- EPC rating – C
- Council tax band - E

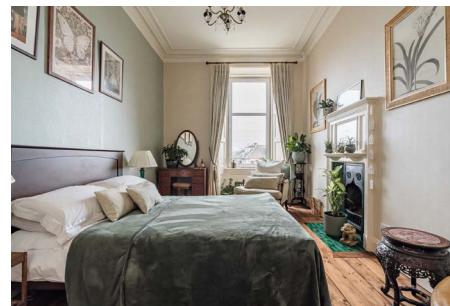


Description

Offering highly flexible accommodation, a wealth of beautiful period features and boasting a substantial floor space spanning over fourteen hundred feet, this impressive property would be well suited to young families, downsizers and professional couples looking to future proof.

The flat is accessed via a recently repainted communal stair and includes a grand hallway with wood flooring, coving/picture rail, large storage cupboard and hexagonal porthole feature window, comfortable reception room with working solid fuel fireplace, ornate cornice work/ceiling rose and a corner bay window affording a magnificent open aspect over the surrounding area and towards Fife. A generously sized dining kitchen enjoys a sunny south facing aspect over the leafy communal garden and features a decorative Aga, clothes pulley and a selection of modern base and wall mounted units with coordinated worktops and splash tiling. Off the kitchen is a useful utility room with Belfast style sink, washing machine and a substantial walk-in storage cupboard.

The space continues with an elegant bay fronted principal bedroom complete with attractive focal fireplace and intricate frieze/cornice work, two further spacious double bedrooms both with fireplaces and a light and airy feel, and family bathroom with luxury rolltop bath with shower, Victorian style fittings and tasteful contemporary wall tiling.



Extras

All white goods, integrated appliances, fixtures and fittings will be included. The chandelier and curtains in the reception room/bedroom three are not included. Please note that items of the furniture are available via separate discussion/negotiation.

Gardens and Parking

All residents in the building have access to a substantial lawned garden to the rear, which is in excellent order and includes well stocked planted borders, beautiful mature trees and drying facilities. Unrestricted on-street parking is available on South Trinity Road and many of the neighbouring streets.

The property is also eligible access to the charming nearby green space of Lomond Park, subject to application and a modest annual fee.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

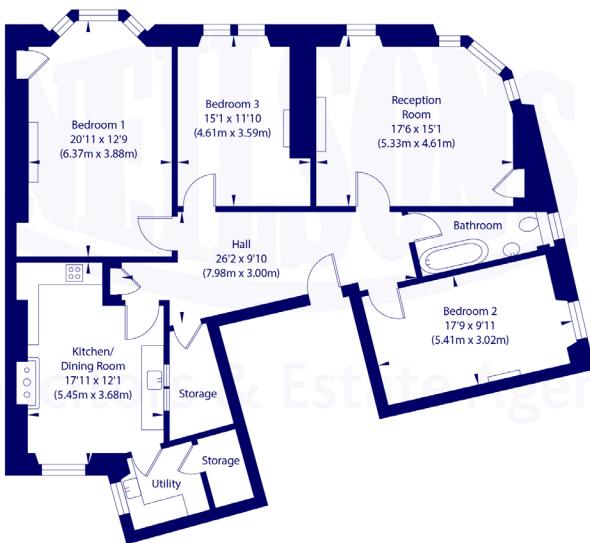
Trinity lies approximately three miles north of the City Centre and boasts charming streets and fantastic nearby green spaces including Victoria Park, the vibrant Starbank Park and the magnificent Royal Botanical Gardens. Coastal walks can be enjoyed along the sea front towards Wardie Beach to the west and Newhaven Harbour to the east. A great assortment of day to-day amenities can be found in the immediate vicinity including a Sainsburys, hairdresser, popular coffee roastery Mr Eion and a variety of caf  s, 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 135 Sq M / 1453 Sq Ft.

2nd Floor



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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