



2/6, CAITHNESS PLACE

Trinity, Edinburgh, EH5 3AE



1

Public Room



3

Bedrooms



2

Bathroom



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Set within a peaceful, well-maintained development in sought-after Trinity, this bright three-bedroom, second-floor flat offers an appealing blend of comfort and efficiency. The move-in-ready interiors include a bright living room with a panoramic view of the Edinburgh skyline, a modern kitchen, two double bedrooms (one with en-suite shower room) and a stylish bathroom with shower-over-bath. Residents enjoy access to neatly kept communal gardens, encouraging outdoor relaxation without upkeep. With local amenities, green spaces, and regular transport links close by, this is a well-connected, energy-conscious home suited to a wide range of buyers.







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EPC
RATING

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COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Three-bedroom second-floor flat
- Peaceful residential development in sought-after Trinity
- Panoramic view of the Edinburgh skyline
- Accessed by a secure shared stairwell
- Generous living room with excellent natural light and open outlook
- Well-appointed kitchen with ample storage and workspace
- Principal bedroom with built-in wardrobes and en-suite shower room
- Two more double bedrooms (one with storage)
- Modern bathroom with shower over bath
- Gas central heating and full double glazing
- Well-maintained communal gardens
- Private garage within the development









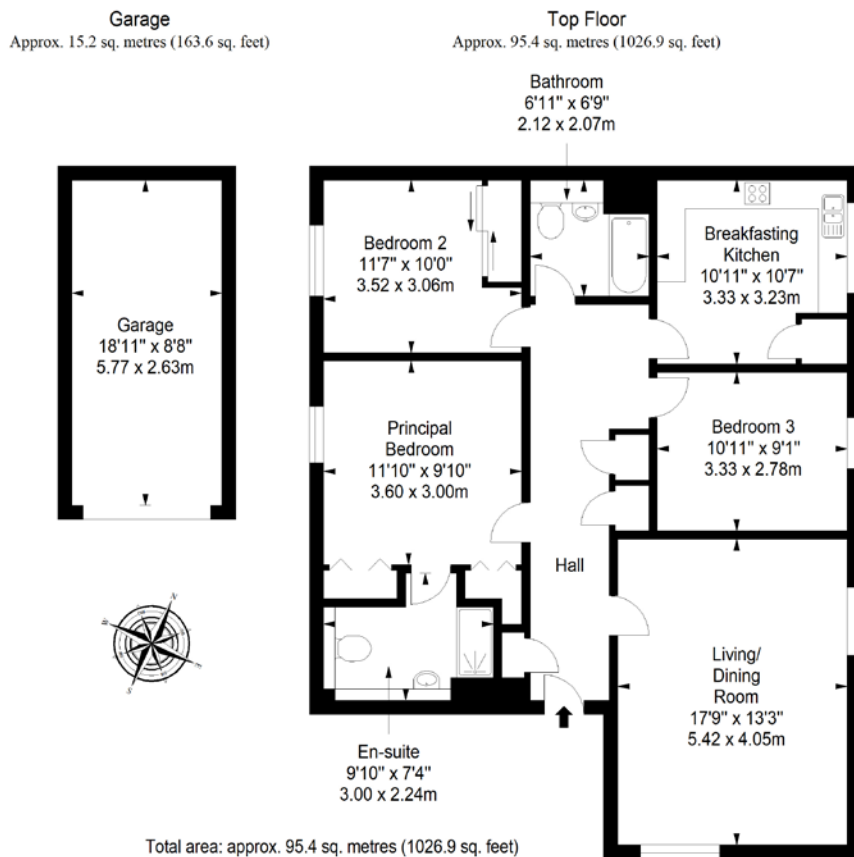
Extras: All fitted floor and window coverings and light fittings are included.

Factor: The factor is managed by Taylor & Martin at Gogar Mains House, Gogar Mains Farm Road, EH 12 9BP, at an approximate monthly cost of £100, excluding communal repairs.



TRINITY, EDINBURGH

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craighleith Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city, with the Airlink offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.



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