



Trinity

1/3 West Cherrybank, Stanley Road
EH6 4SW



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EPC Rating

Buzzer - Macaulay - First Floor Flat

OFFERS OVER £280,000

- Spacious hallway with all rooms off
- Livingroom with bay window
- Kitchen
- 3 bedrooms (master en-suite)
- Bathroom

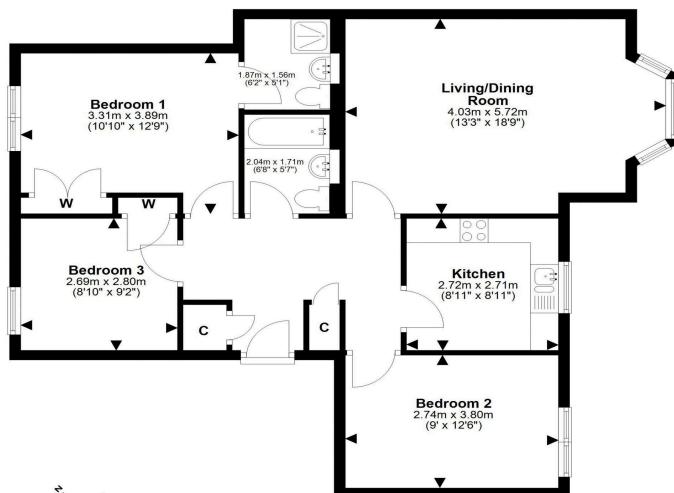
- Gas central heating
- Double glazing
- Well maintained communal grounds
- Designated parking space & visitor parking
- Secure entry phone system
- Leafy outlook



Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321







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.

This spacious flat is accessed via a secure entryphone which opens to a well-maintained common stair with the property on the first floor. The spacious hallway has all rooms leading off, store cupboard with shelving and linen cupboard. To the rear the spacious bay windowed livingroom offers a leafy outlook. Also, to the rear the kitchen has a range of wall and base units, gas hob, oven and integrated fridge and freezer- (**note please do not use the dishwasher as this may flood**). Bedroom one is a double windowed room to the front with built-in wardrobes and storage and a door to the en-suite. The shower room en-suite has a 3-piece suite with Mira shower and tiling to dado level. There is a bright good-sized second bedroom to the rear also with a leafy outlook. The third bedroom is to the front with built-in wardrobe and storage. The bathroom with 3-piece suite and ceramic tiling completes this property.

The property lies in the affluent and established residential district of Trinity, a short journey from the city centre and close to the Firth of Forth. Local shopping at Goldenacre and a Morrisons, Waitrose, Sainsbury's and Asda supermarkets are all nearby. The Royal Botanic Gardens and Inverleith Park are also within easy reach. The cosmopolitan waterfront areas of Leith and Granton Harbour are close and include excellent shopping and dining facilities.

Note - The development is factored by Manor Estates and at time of marketing (March 2026) the invoice for the last 6 months was £591.79 which includes buildings insurance.

EXTRAS

The aforementioned white goods and floor coverings to be included in the sale - no warranties will be given. **Please note the dishwasher is not working (do not turn on) and will not be repaired or replaced.**

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc