



7/4 Wardiefield, Edinburgh, EH5 1RX
Offers over £130,000



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A beautifully presented one-bedroom top-floor apartment forming part of a small, peaceful retirement development in the highly sought-after Trinity area.

Surrounded by attractively landscaped communal gardens, this delightful home offers comfortable and secure living for residents aged 60 years and over.

The bright and welcoming living room enjoys a peaceful outlook, creating a relaxing space to unwind, with plenty of natural light enhancing the room throughout the day.

Situated just off the lounge, the well-appointed kitchen benefits from the same pleasant aspect and provides a practical layout with ample storage and workspace.







The generously proportioned double bedroom offers excellent space for furnishings and features a large built-in mirrored wardrobe, providing both convenience and additional storage.

A particular advantage of this top-floor apartment is the attic space, accessed via a Ramsay ladder. The attic is partially floored, providing a practical and easily accessible storage area, ideal for suitcases, seasonal items, and other belongings.

Completing the accommodation is a modern shower room, fitted with a contemporary white suite.

Externally, the property is surrounded by beautifully maintained communal garden grounds, creating a peaceful and attractive environment for residents to enjoy throughout the year. The development also benefits from ample on-street parking for both residents and visitors

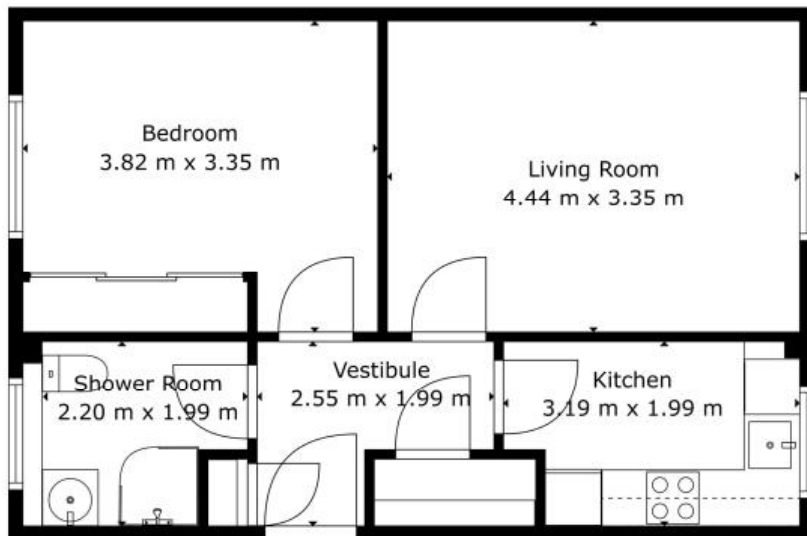




7/4 Wardiefield,
EDINBURGH, EH5 1RX

Approx. Gross Internal Area:
484.376 Sq Ft (45 Sq M)

For Identification purposes only. Not to scale.



Trinity is a well-established residential neighbourhood in the north of Edinburgh, located between Newhaven, Wardie, and Inverleith, around 3 kilometres (2 miles) from the city centre. It is known for its leafy streets, attractive Victorian and Georgian villas, and a strong sense of community.

The area offers a mix of traditional family homes, modern apartments, and local amenities, including independent shops, cafés, schools, and parks. Residents benefit from excellent public transport links, nearby green spaces such as Victoria Park and Inverleith Park, and easy access to the Forth waterfront at Newhaven and Wardie Bay.

Trinity is particularly popular with families and professionals due to its highly regarded schools, quiet residential character, and convenient access to Edinburgh's city centre. The neighbourhood combines historic charm with modern amenities, making it one of the city's most desirable places to live.

Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.