



3/12 New Cut Rigg
Trinity, EH6 4QR

Deans 
Solicitors & Estate Agents LLP



FOURTH FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Attic Space
- Communal Gardens
- Allocated Parking Space
- Double Glazing & GCH
- EPC Rating – C



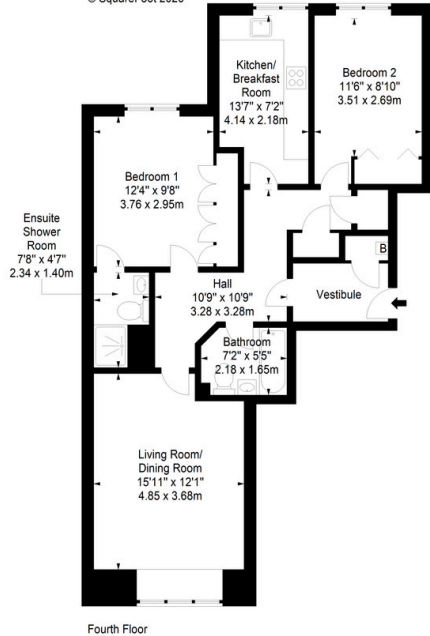
Forming part of a modern residential development with fantastic views of Edinburgh Castle and over Victoria Park, this light and airy fourth floor flat is situated in the highly desirable area of Trinity. The property is ideally situated close to an excellent selection of local amenities, including Ocean Terminal, which offers a variety of shops, restaurants, and a cinema. The area also benefits from attractive outdoor spaces nearby, such as Victoria Park and the Royal Botanic Garden. Presented in move-in condition, the accommodation comprises a welcoming entrance hallway, bright and spacious living room, separate fitted kitchen, two generously sized double bedrooms one featuring built-in wardrobes and an en-suite shower room and a bathroom with a shower over the bath. Externally, the property benefits from a well-maintained communal garden to the rear, along with an allocated parking space within the residents' car park. The property features double glazing, gas central heating and an attic that provides convenient storage space. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, washing machine, tumble dryer, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided. There is a factoring fee payable to James Gibb of approximately £80 per month.



New Cut Rigg,
Edinburgh,
Midlothian, EH6 4QR



Approx. Gross Internal Area
829 Sq Ft - 77.01 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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