



## Bright and spacious

### One-bedroom, top floor flat



This bright and spacious, one-bedroom, top floor flat, is situated in the popular Trinity area of Edinburgh, close to excellent local amenities, Victoria Park, Newhaven Harbour, the Tram and Ocean Terminal. The property is very well presented throughout, has hard flooring, fresh decoration and is in walk-in condition, ideal for a first-time buyer or an investment opportunity. The accommodation consists of a communal entrance stair, with entry phone system, a hall with excellent storage, an extremely generous dining lounge and a kitchen with modern fitted units and appliances. There is a double bedroom with a fitted wardrobe, feature window with a deep sill and a bathroom, with a fitted cabinet, tiled walls and vinyl flooring. This property also benefits from an allocated parking space to the rear of the building.



## Key Features

- Communal stair
- Hall
- Dining lounge
- Kitchen
- Double bedroom
- Bathroom
- Excellent storage
- Electric heating
- Double glazing
- Allocated parking space



## Trinity

The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including local shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible by bus and tram and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is Ocean Terminal retail and leisure complex which provides a multi-screen cinema. There is a 24-hour Asda supermarket located within neighbouring Newhaven district and there is a Sainsburys local located on Craighall Road. Schooling is well represented from nursery to senior level. For the commuter there is an efficient bus and tram network which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.



## Extras

All fitted floor coverings, curtains, light fittings, oven, hob, washing machine, fridge and a freezer are included in the sale (no warranties given). The double bed, shelving unit in lounge and TV unit are included in the sale if required, sold as seen.

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

C

## Home Report Valuation

£175,000

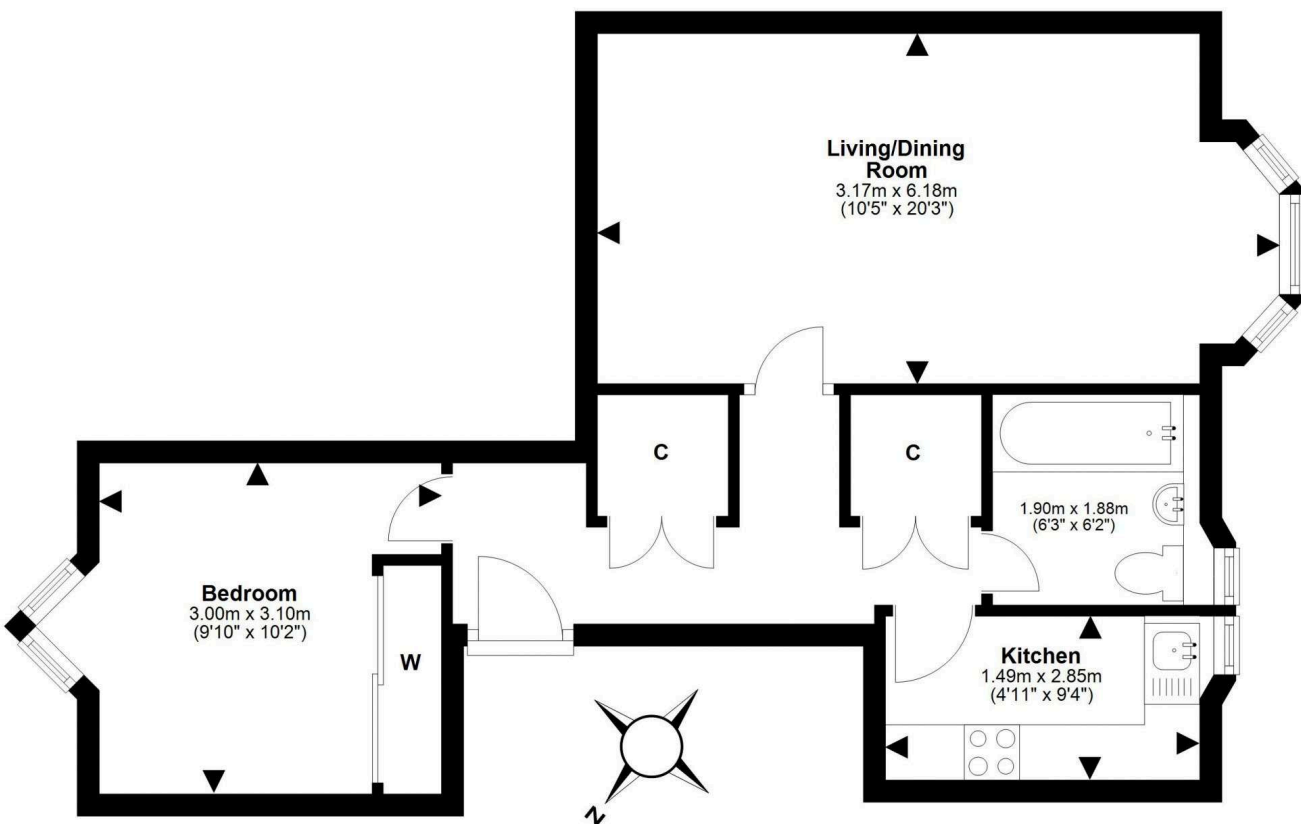
## EPC Rating

D

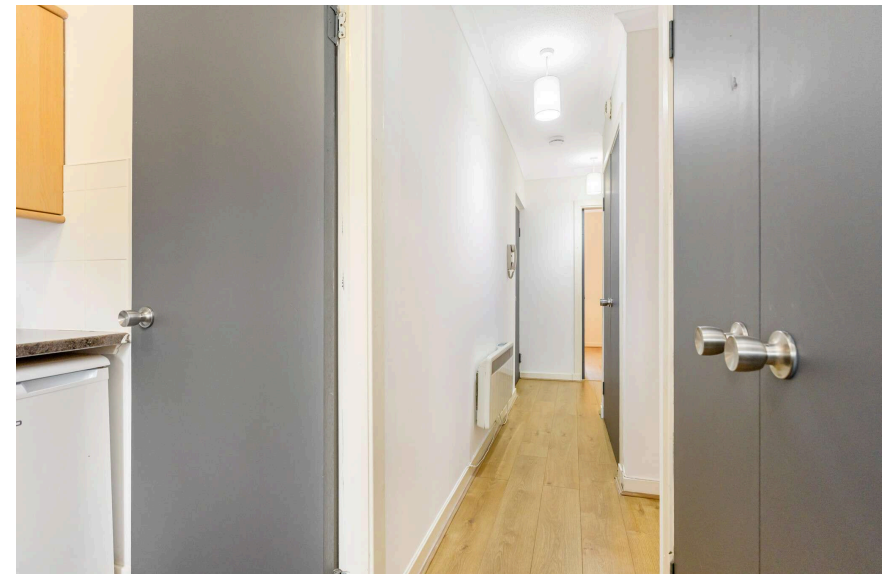
## Tenure

Freehold





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.



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