



32/2 Gosford Place
TRINITY | EDINBURGH | EH6 4BH

warners
solicitors & estate agents



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Gosford Place is one of the most sought-after streets in the area, running alongside the tree lined Victoria Path, ensuring a most pleasant leafy outlook from this well presented traditional first floor flat. This superb property boasts a light and spacious interior retaining lovely period features. The property comprises a bright and spacious dining/living room with traditional features such as twin windows, ornate cornicing and an Edinburgh press and has plenty dining space. The fully fitted kitchen currently comprises a gas hob, oven, fan, washing machine and fridge/freezer, there is a well-proportioned bedroom with built in storage and a window seat and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from attic storage, secure entry, a shared garden, on-street parking and has a particularly desirable setting in a quiet tucked away street facing onto a leafy walkway and is close to the green expanse of Victoria Park.

- Traditional One bedroom first floor flat
- Dining/living room with traditional features
- Well-proportioned bedroom
- Fully fitted kitchen
- Bathroom with shower over the bath
- Entrance hall with cupboard and secure entry
- Gas central heating and Double glazing
- Shared rear garden
- Unrestricted on-street parking

Council Tax band C, EPC rating C

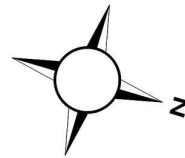
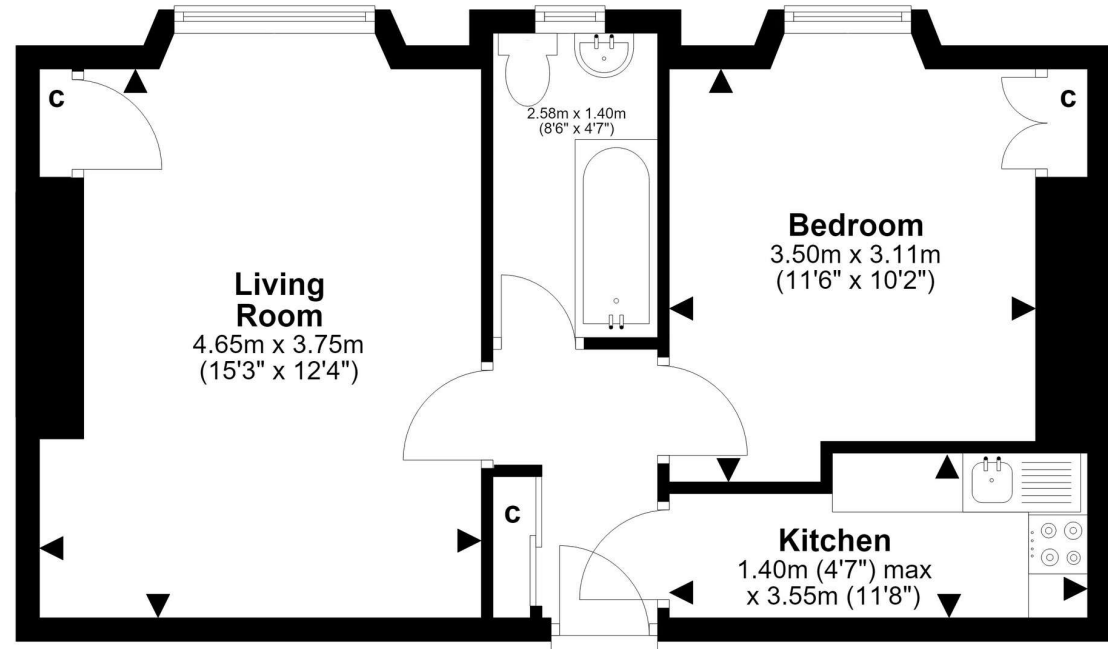
All contents are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities and attractions. 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 the Ocean Terminal retail and leisure complex which provides a multi-screen cinema and Pure Gym, whilst a 24 hour Asda supermarket is within neighbouring Newhaven. For the commuter there is an efficient public transport network including regular buses on nearby routes and the tramline running from Newhaven, via Leith to the Airport.





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.