



EXTERNAL

GROUND FLOOR FLAT · TRINITY, EDINBURGH

10/2, Wardie Road

Trinity, Edinburgh EH5 3QD

OFFERS OVER
£250,000

Two-bedroom ground-floor apartment with private parking and excellent access to Edinburgh City Centre

2	1	1
BEDROOMS	BATHROOMS	RECEPTION

Walkthrough Video → [watch online](#)

ABOUT THE HOME

Two-bedroom ground-floor apartment with private parking and excellent access to Edinburgh City Centre

KEY FEATURES

Double Glazing

Private Entrance

Sought after area

Gas Central Heating

Secure Door entry

Private parking

Communal Garden

An excellent opportunity to purchase a well-proportioned two-bedroom ground-floor flat, ideally positioned on Wardie Road within the highly regarded Trinity area of Edinburgh. Offering generous accommodation, private parking and excellent access to local amenities and the city centre, this property should appeal to a wide range of buyers, including first-time buyers, professionals, downsizers and investors.

The property offers a particularly appealing combination of space, location and convenience, with two well-sized bedrooms and comfortable living accommodation arranged on one level.

The accommodation comprises a welcoming entrance hallway leading to a bright and generously proportioned lounge, providing an ideal space for relaxing and entertaining. A particular feature of the property is the private entrance accessed directly from the living room to the rear, offering added convenience and easy access. The contemporary fitted kitchen offers an excellent range of modern wall and base units, ample worktop space and room for dining.

There are two well-proportioned double bedrooms, both offering excellent storage and flexible living arrangements. The stylish, modern shower room has been finished to a high standard with quality fittings

and a contemporary suite. Further benefits include double glazing, gas central heating, a secure entry system, well-maintained communal grounds and the convenience of private residents' parking.

Wardie Road is a highly desirable residential location, positioned just north of Edinburgh City Centre. The property enjoys excellent public transport links, providing quick and easy access into the city, while nearby Ferry Road and Inverleith offer a wide range of local amenities, including supermarkets, cafés, restaurants and leisure facilities. Residents are also within easy reach of the picturesque waterfront at Newhaven, the Royal Botanic Garden Edinburgh, Inverleith Park and the vibrant Shore district of Leith, renowned for its award-winning restaurants, bars and independent shops. Excellent road links make commuting straightforward, with convenient access to the City Bypass, Edinburgh Airport and the wider motorway network.

This superb apartment combines modern living with an excellent location and the added benefit of its own private rear entrance. It is sure to appeal to a wide range of purchasers.

Early viewing is highly recommended.

IN PICTURES



LIVING ROOM



LIVING ROOM



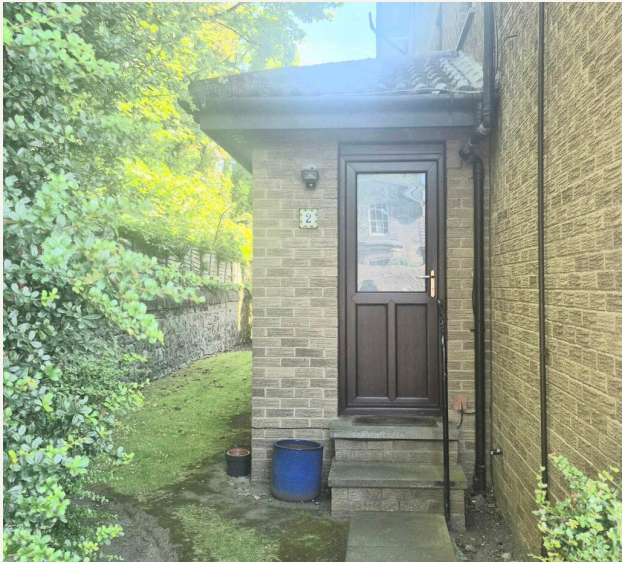
LIVING ROOM



KITCHEN



KITCHEN



ENTRANCE



HALLWAY



BEDROOM 1



— BEDROOM 1



— BEDROOM 2



— BEDROOM 2



— BATHROOM



— BATHROOM



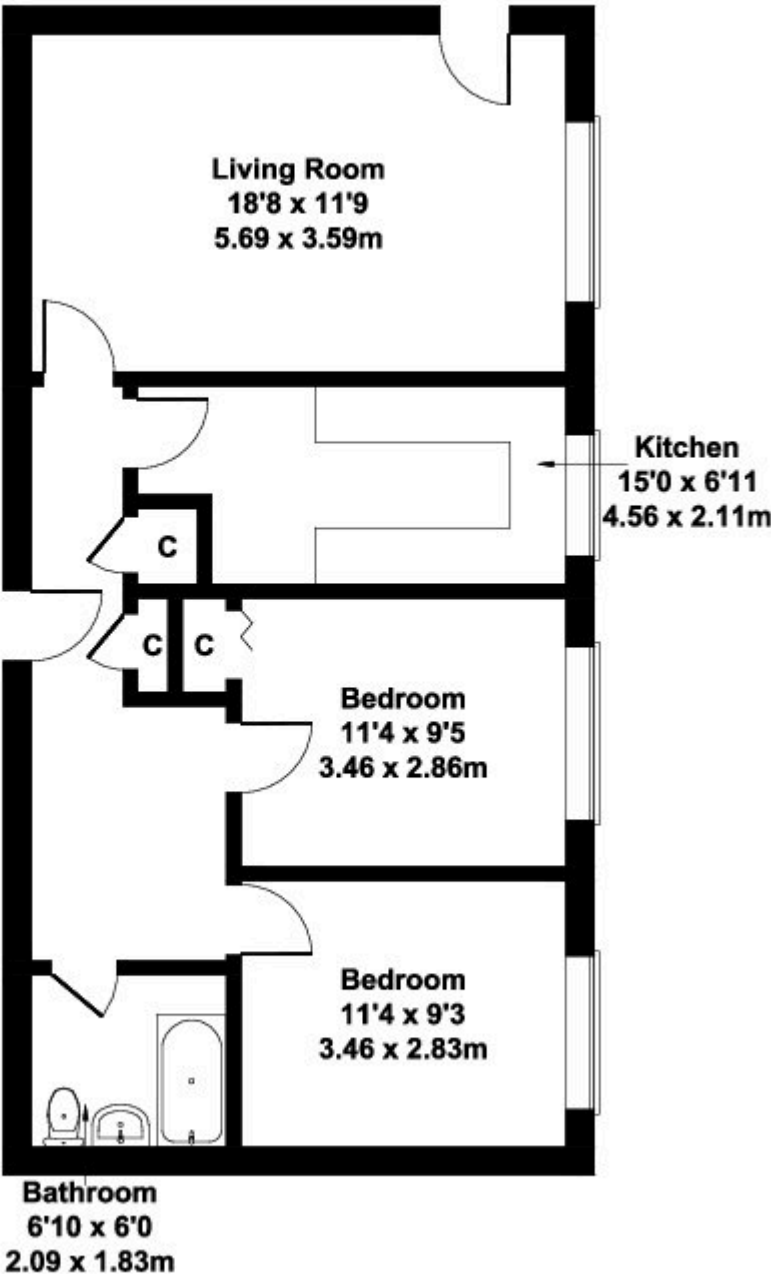
— GARDEN AREA

LAYOUT

Floorplan

10/2 Wardie Road, Edinburgh, EH5 3QD

Approximate Gross Internal Area
721 sq ft - 67 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Floorplan for identification and layout guidance only; not to scale unless stated. Measurements are approximate and have not been verified.

MATERIAL INFORMATION

The details buyers ask about

As recorded for this listing. Items marked “Not confirmed” have not been provided and should be checked before offering.

THE HOME

Property type	Ground floor flat
Bedrooms	2
Bathrooms	1
Reception rooms	1
Entrance level	Ground Floor
Floors in building	3
Condition (as recorded)	Good
Year built	Not confirmed

OUTSIDE & ACCESS

Parking	Private
Outside space	Communal Garden
Accessibility features	Not confirmed

SERVICES

Heating	Gas Central
Electricity	Mains
Water	Mains
Sewerage	Mains
Broadband	Not confirmed

TENURE & COSTS

Tenure	Freehold
Council tax	To be confirmed
Council tax exempt	No
Annual service charge	Not confirmed
Annual ground rent	Not confirmed
Shared ownership	No
New home	No
For sale by auction	No

RIGHTS, RESTRICTIONS & FLOOD RISK

Restrictions	Not confirmed
Rights of way	Not confirmed
Required access	Not confirmed
Flooded in last five years	Not confirmed
Sources of flooding	Not confirmed
Flood defences	Not confirmed



ARRANGE A VIEWING

10/2, Wardie Road

Offers over £250,000

TELEPHONE

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ONLINE

rentlocally.co.uk

SEE IT MOVING

Walkthrough Video → [watch online](#)

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