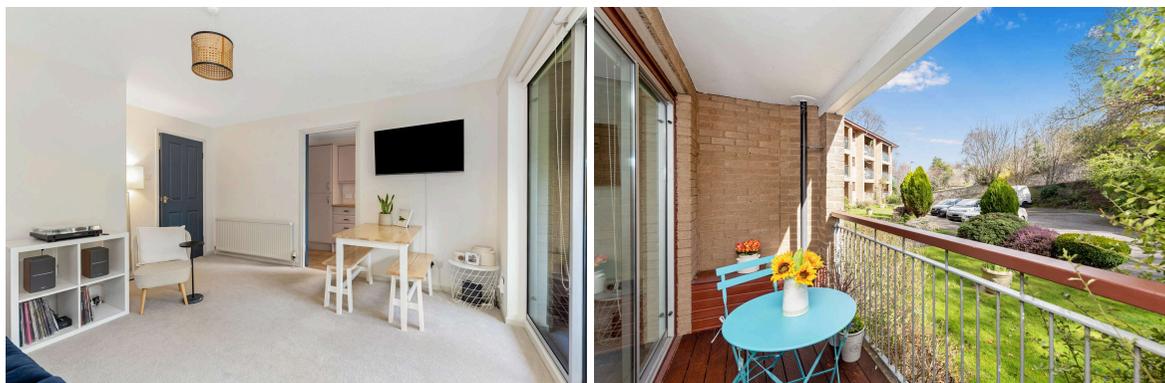
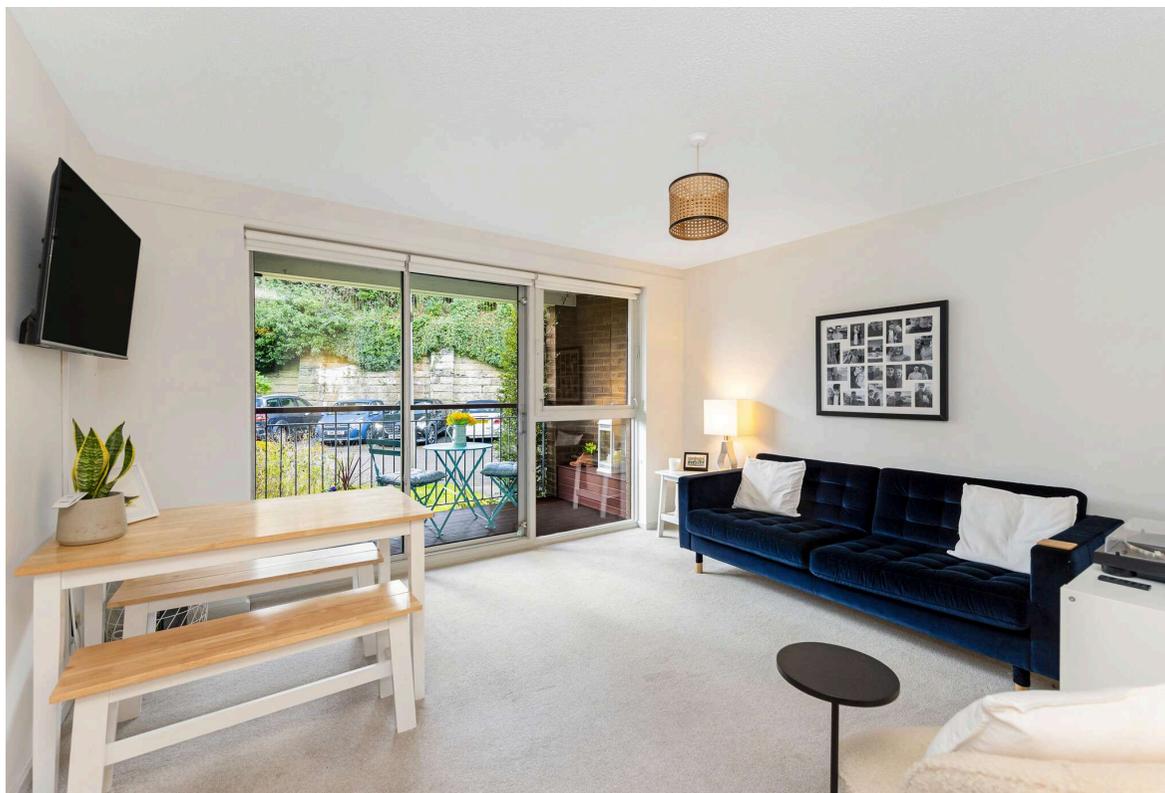




35/2 York Road  
TRINITY | EDINBURGH | EH5 3EG

  
**warners**  
solicitors & estate agents



## 35/2 York Road

Trinity | Edinburgh | EH5 3EG

Simply stunning, spacious, two-bedroom ground floor flat forming part of a sought-after, established development in the highly desirable Trinity district of Edinburgh, just north of the city centre.

This beautiful apartment has been tastefully decorated to a high standard throughout and is offered to the market in true move-in condition. The living room is of an excellent size, with sliding doors opening out to the charming balcony area. The separate kitchen lies just off this and boasts plenty of integral cupboard storage. Both bedrooms are well sized doubles, and a modern shower room completes the internal accommodation.

Excellent nearby amenities include Victoria Park, The Fishmarket at Newhaven and Ocean Terminal, and the property is conveniently located to provide easy access to public transport links.

Offering immense appeal to a range of buyers including first-time purchasers and young families, in addition to holding investment potential, early viewing is highly recommended.

- Spacious two-bedroom apartment
- Sought-after location
- Outstanding local amenities
- Living room
- Kitchen
- Two double bedrooms
- Bathroom
- Balcony
- Gas central heating and double glazing
- Private allocated parking space
- Energy Rating C. Council tax band D.

Factor fees of approximately £40 per month.

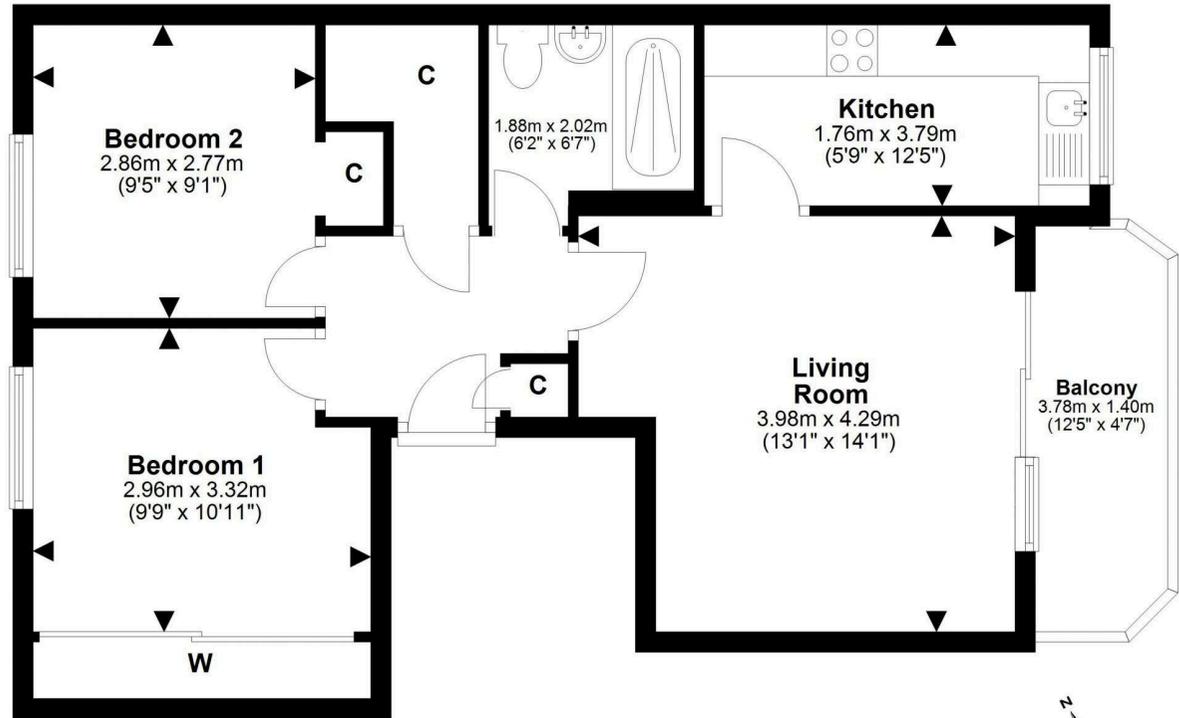
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Included in the sale will be the blinds, washing machine and dishwasher.

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. 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. For the commuter there is an efficient public transport network including 24 hour buses and a tramline connecting nearby Newhaven to the city and to Edinburgh International 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.

