



7/7 New Cut Rigg
Trinity, Edinburgh, EH6 4QR



VMH ESTATE AGENTS

**Beautifully presented
contemporary living in a
highly desirable location**



- South-facing sitting room
- Kitchen/dining room
- Principal bedroom with en-suite
- 2 further double bedrooms
- 3-piece bathroom
- Gas central heating & double glazing
- Allocated parking + visitor parking
- Bike store
- Lift access
- Well maintained shared grounds



Offers Over: £365,000

EPC Rating: B

Council Tax: G

Tenure: Freehold

Further information can be found in the home report.

About the Property

This immaculate first floor flat is presented to the market in excellent condition and offers a superb opportunity to acquire a stylish home in the sought-after residential district of Trinity.

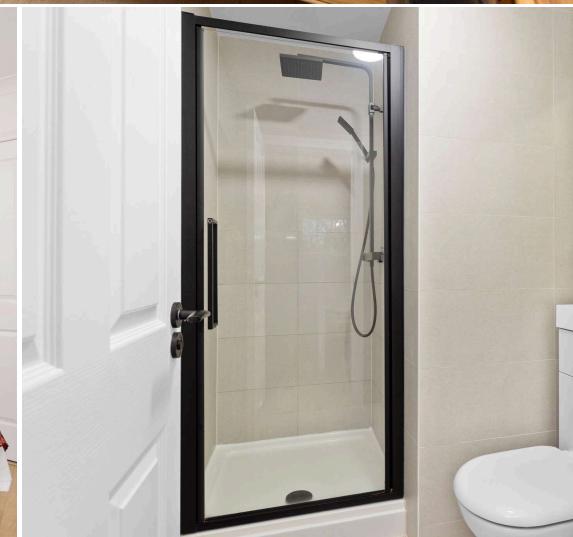
The accommodation is well proportioned throughout, with a bright and inviting interior that has been extensively updated to create a contemporary home. Quality finishes in the recently fitted kitchen and bathrooms provide a fresh and modern feel. The property further benefits from gas central heating and double glazing, lift access, and an allocated parking space.

Management

The development is factored and maintained by James Gibb for an approximate fee of £100/month which includes buildings insurance.

Extras

All fitted floor coverings, light fittings (excluding shades), curtains, curtain poles, blinds, hob, oven, extractor hood, fridge/freezer, dishwasher, washing machine and dryer are included in the sale price.



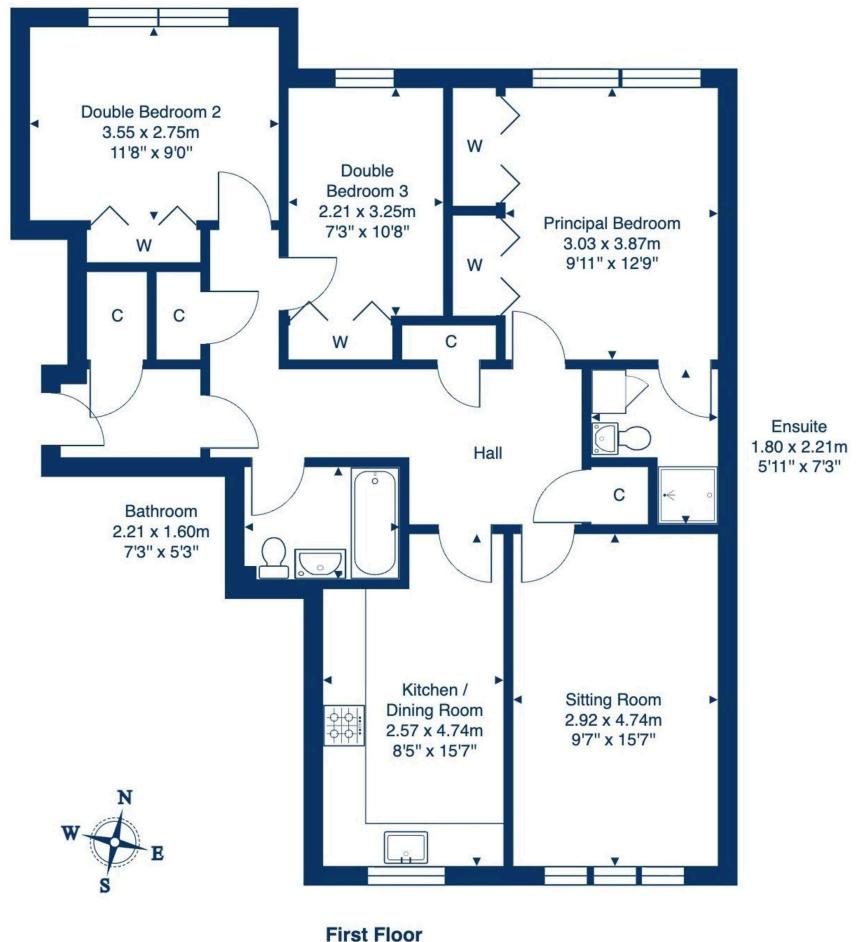


Location

The property lies in the affluent and established residential district of Trinity, approximately 2 miles from the city centre and close to the Firth of Forth. This is a high amenity district with pleasant leafy streets and a fine local park with an active tennis and bowling club. The Royal Botanic Gardens are also within easy reach. There is fantastic local shopping at Goldenacre and a Morrisons, Waitrose, Sainsbury's and Asda supermarkets all nearby. The cosmopolitan waterfront areas of Leith, The Shore and Granton Harbour are close and include excellent shopping and dining facilities at the Ocean Terminal shopping centre and Commercial Quay. Excellent schooling is represented in the state and private sector.



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Total Area: 87.3 m² ... 939 ft²

All measurements are approximate and for display purposes only.



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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.