










Offers Over

£265,000

3/9 Connaught Place

Trinity | Edinburgh | EH6 4QT

A stylish and exceptionally appealing top floor flat, forming part of a handsome period terrace and enjoying a peaceful leafy setting overlooking blossoming trees during spring and a stone's throw away from Victoria Park and Edinburgh's magnificent cycle path network.

-  1 bedroom
-  2 public rooms
-  1 bathroom
-  On-street parking
-  Shared garden
-  EPC rating – C
-  Council tax band- C



Description

Internally the property is in attractive move-in condition throughout and offers well-proportioned and flexible accommodation which briefly comprises: entrance hallway, generously proportioned bay fronted reception room with a delightful open outlook, ornate cornice work/rose, fresh neutral décor and focal fireplace, generously sized west facing dining kitchen boasting spectacular views of Edinburgh Castle and the neighbouring allotments, fitted with a variety of base and wall units complete with space for a dining table or desk and a recessed pantry currently housing the washing machine, a double bedroom with coving and wood flooring, and a stylish shower room with contemporary tiling and walk-in multi head shower.

The property is also chain free, making it an excellent option for first time buyers or investors.



Extras

All integrated appliances, blinds, floor coverings and light fittings will be included.

Gardens and Parking

There is a communal garden to the rear of the building which enjoys a bright open aspect and features a large area of lawn peppered with a variety of shrubs, bushes and small trees. Unrestricted on-street parking is available to the front.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

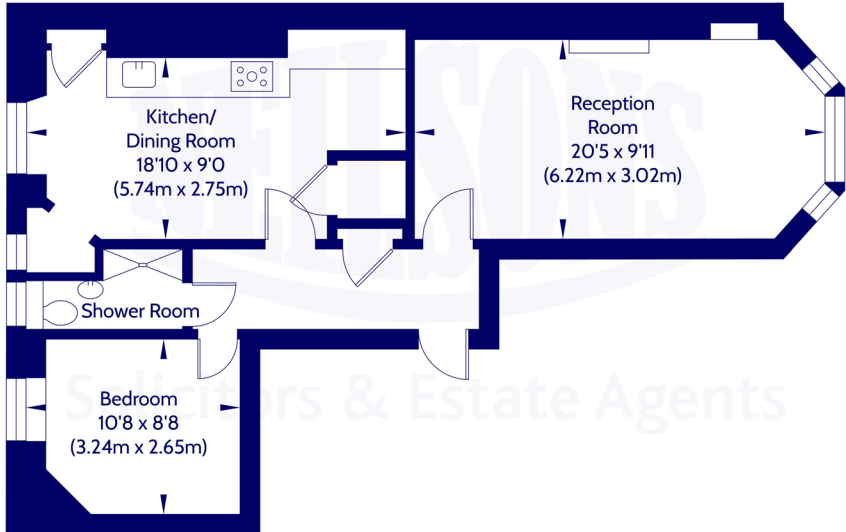
Trinity lies approximately three miles north of the City Centre and boasts charming streets and fantastic nearby green spaces including Inverleith Park, Victoria Park and the magnificent Royal Botanical Gardens. A great assortment of day-to-day amenities can be found nearby including a Sainsburys, Hairdresser, and popular coffee roastery Mr Eion. Further amenities can be found in neighbouring Newhaven, which has a great selection of brunch spots, pubs, restaurants and a large 24 hour Asda. Ocean Terminal also provides a variety of retail facilities as well as a multiscreen cinema complex and gym. The property is well placed for the commuter with convenient busses to the city and easy access to Edinburgh's fantastic network of cycle paths.





Approx. Gross Internal Floor Area 53 Sq M / 571 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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