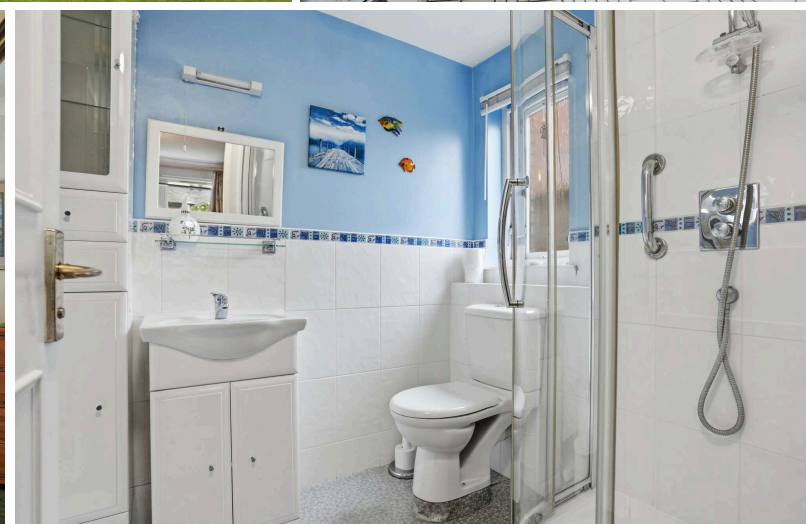
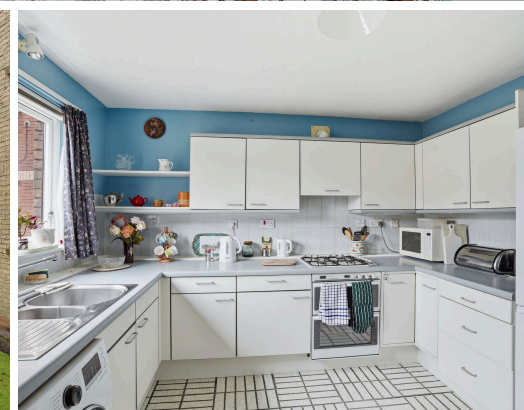




3/1 Caithness Place
Edinburgh, EH5 3AE

- Well-proportioned 3 bedroom property
- Beautifully maintained communal grounds
- Ideal for first time buyers
- EPC: C
- Council tax band: F



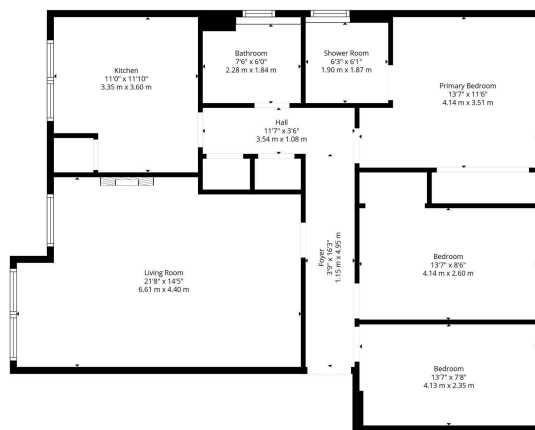


Located in the highly sought-after Trinity district and set within beautifully maintained communal grounds, 3/1 Caithness Place is a well-presented and generously proportioned three-bedroom ground-floor flat, further enhanced by the rare benefit of a private single garage. An entrance hallway leads to the bright and comfortable living room, which provides ample room for both seating and dining. The well-appointed kitchen is fitted with a range of base and wall-mounted units.

The accommodation continues with a spacious primary bedroom featuring built-in wardrobes and an en suite shower room. A second double bedroom also benefits from fitted wardrobes, while the third double bedroom provides excellent flexibility for use as a guest room, home office, or nursery. Completing the layout is a main bathroom with a three-piece suite.

Location:

The property is located in the desirable area of Trinity in north Edinburgh, in close proximity to both the city centre and Newhaven Harbour. The area is renowned for its wide range of excellent local amenities which includes various cafés, restaurants and bars all within a few minute walk from the property. The area boasts beautiful parks nearby which afford a good number of recreational pursuits such as tennis and a local bowling club. A 24 hour Asda supermarket provides ample choice for shopping nearby while Ocean Terminal with its excellent Vue Cinema and larger retail outlets including M&S Food. A choice of gyms and Alien Rock indoor climbing centre are also within walking distance. The Royal Botanic Gardens are within easy walking distance at nearby Inverleith and there is a regular public transport service which operates to and from the city centre and to surrounding areas. The Edinburgh cycle path network is also easily accessed close-by. There are also good schools within the local catchment area including Victoria Primary and Trinity Academy.



Total: 1067 sq. Ft. 99 m²
1st Floor: 1067 sq. Ft. 99 m²
Excluded Areas: Walls: 72 sq. Ft. 7 m²

Illustrative Figures Only. Measurements Are Givened Highly Notable But Not Guaranteed.

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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