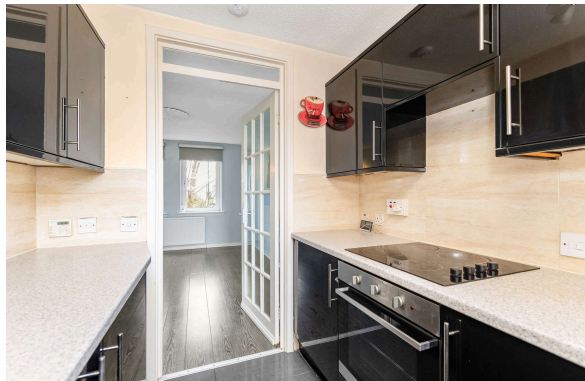




4/5 Rose Park, Trinity  
EDINBURGH | EH5 3ST

**warners**  
solicitors & estate agents



## 4/5 Rose Park, Trinity

Edinburgh | EH5 3ST

Forming part of a highly sought-after sheltered housing development in the desirable Trinity area, this attractive first-floor retirement flat is presented in true move-in condition, the property offers bright, spacious, and well-maintained accommodation throughout, complemented by neutral interior décor that will appeal to a wide range of buyers.

The welcoming entrance hall leads into a particularly generous dual-aspect living room, flooded with natural light and providing an ideal space for both relaxing and entertaining. The modern black gloss kitchen is stylish and practical, while the property also benefits from a bright and spacious double bedroom, alongside a versatile box room that can be adapted for a variety of uses such as a study, hobby room, or additional storage. A contemporary three-piece shower room completes the internal accommodation.

Residents of the development enjoy a range of excellent facilities, including a Careline alarm service, resident management staff, well-maintained communal gardens, and access to residents' parking. The property is further enhanced by gas central heating and double glazing, ensuring comfort and efficiency year-round. Ideally located, the flat lies within easy reach of the beautiful Goldenacre Playing Fields and the Royal Botanic Garden, as well as a wide selection of local amenities and excellent transport links, making it easy to stay connected.

- Sought-after Trinity location within a popular sheltered development
- Bright, spacious first-floor flat in move-in condition
- Large dual-aspect living room with excellent natural light
- One bedroom plus versatile box room
- Residents' facilities including Careline, staff, parking, and gardens
- Close to amenities, transport links, and green spaces

The property is factored by Lorimer Property, with a monthly service fee of £160, which covers the sheltered accommodation services.

Retirement property - Men age 65+ and women age 60+

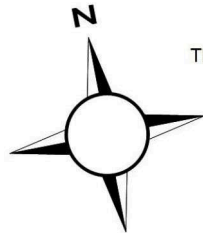
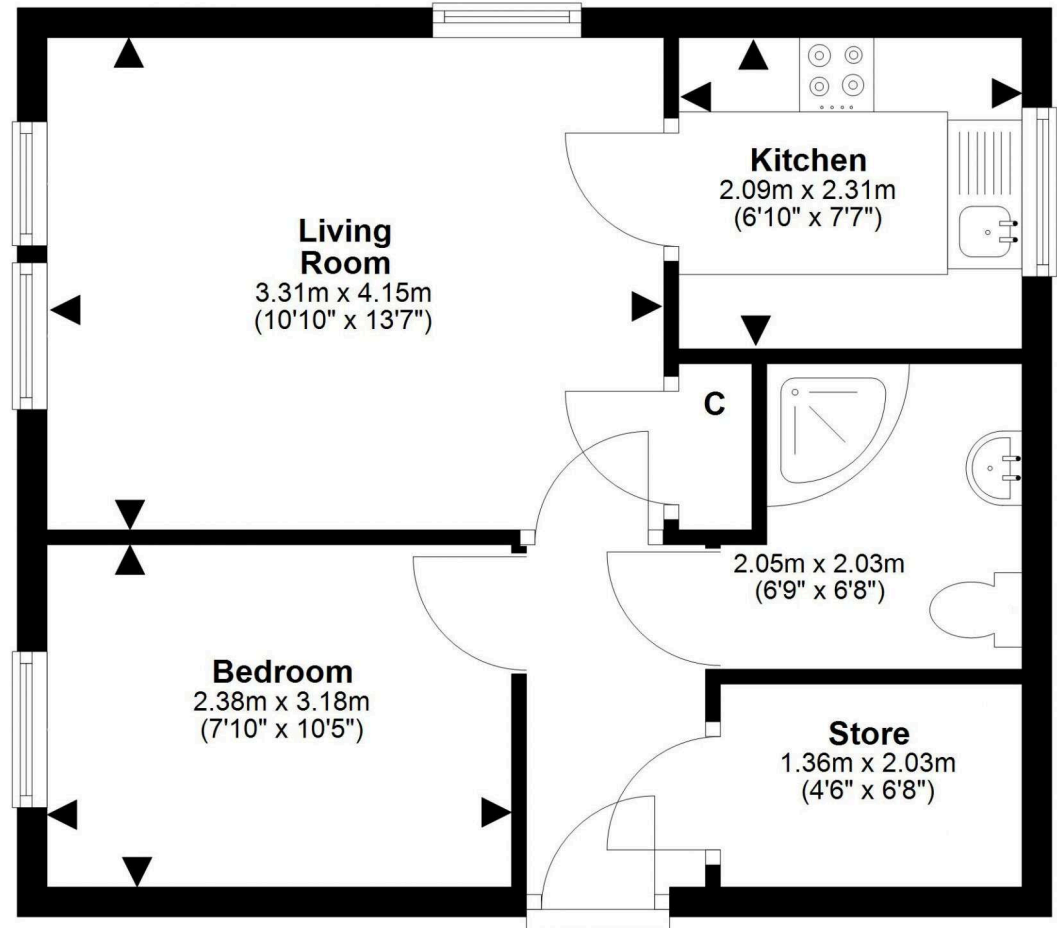
Council tax C, energy rating C, Property sold as seen.

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



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.