

COULTERS[©]

15/4 CHANCELOT TERRACE

TRINITY, EDINBURGH, EH6 4SS

 1 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

With stunning views to Arthur's Seat and the Salisbury Crags, 15/4 Chancelot Terrace is a delightful first floor tenement flat, situated in sought after Trinity. Lovingly upgraded by the current owner, the fine period features elegantly combine with contemporary fixtures and fittings to create an extremely desirable home.

The smart communal entrance and stairs lead up to the top floor. The front door opens on to the hall giving access to all rooms. To the front of the property is a lovely airy bay windowed sitting room with ornate decorative cornice overhead. A lovely fireplace creates a cosy focal point in the room.

KEY FEATURES



Beautifully presented first floor flat forming part of a traditional tenement building.



Bright, attractive double bedroom, plus boxroom.



Delightful south facing rear garden.



Unrestricted on-street parking.



Wonderful views across the city skyline to Arthur's Seat and the Crags.



Local amenities within walking distance.



EPC Rating - C



Council Tax Band - C



The heart of the home is the kitchen/dining room with fantastic views of the city, flooded with natural light and benefitting from its south facing aspect. There are stylish fitted wall and base mounted cabinets incorporating a gas hob, electric oven and extractor hood. A separate utility room houses the washing machine. There is plenty of space for a dining table and chairs for dining, along with a pantry providing more storage space. There is a lovely double bedroom, with views to the front of the property. A boxroom is located off the hall. The smart white bathroom is fitted with a bath (and shower over), WC and wash hand basin.

Heating and hot water is provided by gas central heating and there is double glazing. Externally, there is a south facing shared garden accessed from the communal hall and stair. Unrestricted on street parking is available outside.





THE LOCAL AREA

Trinity is a highly desirable area, characterised by tree lined streets and traditional architecture. Less than three miles from the city centre, the immediate area offers a broad selection of local amenities, supplemented by extensive shopping facilities at nearby Ocean Terminal. Both Asda and Aldi supermarkets are located nearby and there is a handy Sainsbury's Local just a short walk away. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include Victoria Park and the Royal Botanic Gardens.

EXTRAS

All blinds, light fittings and kitchen appliances are included in the sale price.

There is a monthly cleaning charge of £9 for the communal stair.





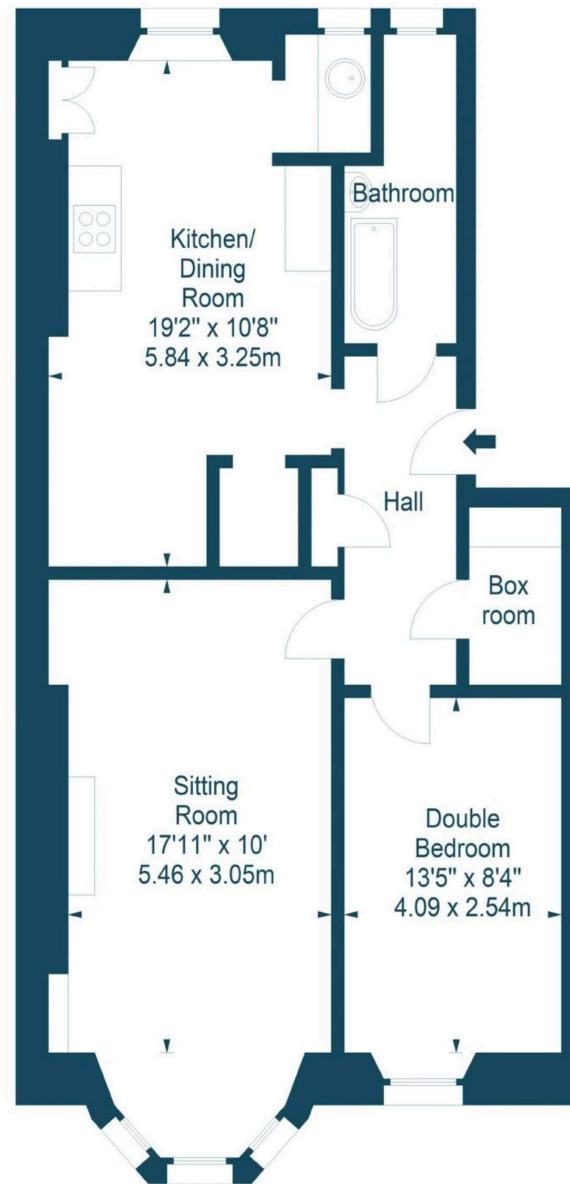
Chancelot Terrace,
Edinburgh,
Midlothian, EH6 4SS



Approx. Gross Internal Area
702 Sq Ft - 65.22 Sq M
For identification only. Not to scale.
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First Floor



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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.