

COULTERS<sup>©</sup>

# 26 WARDIE SQUARE

TRINITY, EDINBURGH, EH5 1EU

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Tucked away on a quiet street, less than a minute's walk from Wardie Bay waterfront, is the delightful 26 Wardie Square. This lovely two-bedroom property forms part of a charming row of terraced c-listed houses. The house has been a much loved home and laterally, a successful investment property, but is now ready for its next exciting chapter of ownership. With working shutters, the sitting room has ample space for a dining area, with a fireplace making an appealing focal point in the room. The original floorboards have been sanded and varnished to show the beauty of the flooring.

## KEY FEATURES



Charming terraced house close to the waterfront.



Two lovely bedrooms.



Less than a minute's walk from Wardie Bay.



Unrestricted on street parking.



Located in Edinburgh's sought after area of Trinity.



Excellent local amenities nearby.



EPC Rating - D



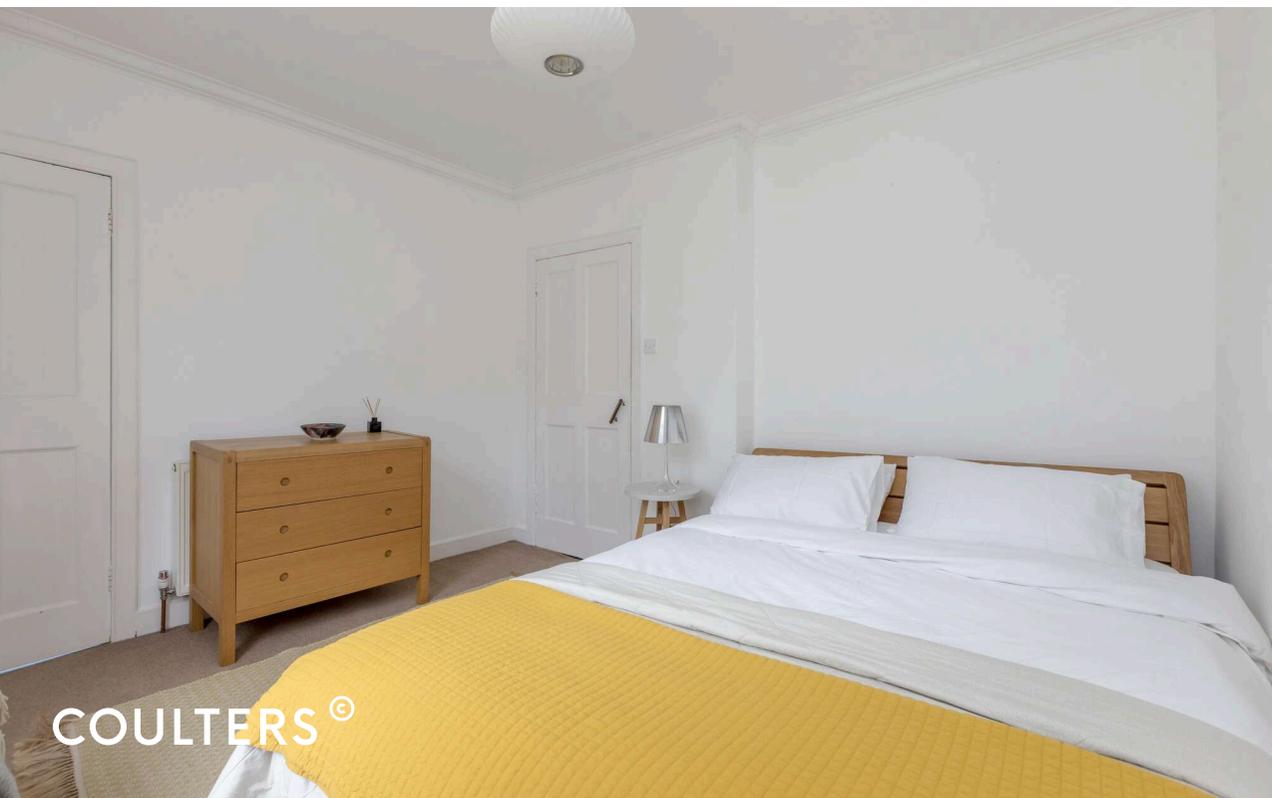
Council Tax Band - C



Filled with light, the bright kitchen is fitted with wall and base mounted cabinetry, incorporating a gas hob, electric oven, washing machine and tumble dryer. There is also a freestanding fridge and freezer. From here, there is direct access to the rear shared garden.

A good-sized storage cupboard is also located on the ground floor. A stair with a carpeted runner leads up to the first floor.





## MORE INFORMATION

On the first floor there is a well-proportioned, south by south east facing double bedroom and a separate bright study/store located off it (also with a southerly aspect).

To the rear, the second bedroom has a pleasant outlook, whilst the shower room (comprising shower, WC and wash hand basin) completes the internal accommodation.

Heating and hot water are provided by gas central heating.

Externally, there is a shared garden which is used by the local inhabitants and there is an active residents association, the Wardie Bay Residents' Association. Unrestricted parking is available on the street outside.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price. The furniture is also available if required.







## THE LOCAL AREA

Close to the shore, Wardie Square is a delightfully close knit community filled with creatives, some of which enjoy wild swimming in nearby Wardie Bay. The wider well-established residential area of Trinity is popular with families and professionals alike thanks to its excellent local amenities. The Royal Botanic Garden of Edinburgh is nearby as are the green open spaces of Inverleith Park and Victoria Park, the cycle path network and Ainslie Park Leisure Centre.

For day-to-day essentials, Trinity boasts a number of shops, bars, café's and restaurants at Goldenacre and a large Morrison's supermarket on Ferry Road. Craighleith Retail park with supermarkets and shops including Sainsbury's, M&S, Lidl, Boots and many more is a short car journey away. Neighbouring Inverleith is home to a vibrant blend of independent shops and local retailers, while nearby Ocean Terminal offers high street stores, a 24-hour gym, a cinema complex and a choice of restaurants. Newhaven Harbour also has a David Lloyd gym and further restaurants.

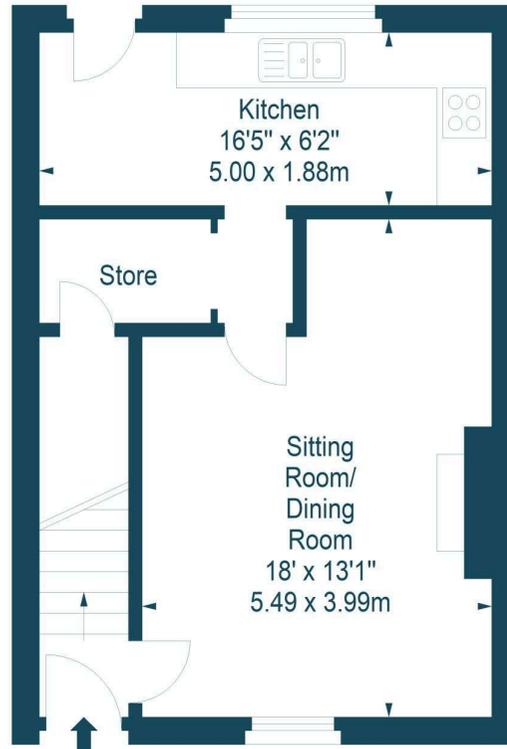
The property is close to tram line and enjoys fantastic public transport links into the city centre, offering swift and easy access to the Queensferry Crossing, Edinburgh International Airport, and the M8/M9 motorway network.

The property is in the catchment area for Wardie Primary, Holy Cross RC Primary, Trinity Academy and St Thomas of Aquin's schools. Edinburgh Academy and Fettes College private schools are also close by.

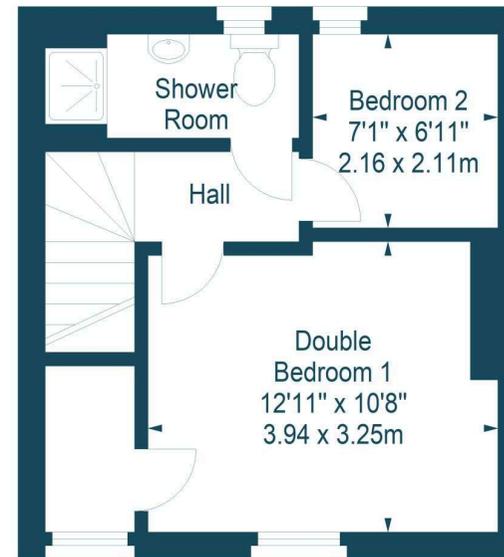
**Wardie Square,  
Edinburgh, EH5 1EU**



Approx. Gross Internal Area  
705 Sq Ft - 65.49 Sq M  
For identification only. Not to scale.  
© SquareFoot 2021



Ground Floor



First Floor

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**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.