



Spacious, and with panoramic city views

Two-bedroom, top floor flat



A superb and spacious top-floor flat enjoying an open outlook to both the front and rear. It forms part of a highly desirable residential development set within beautifully maintained communal grounds, has an attractive communal garden with seating, and has the added benefit of access to a bike store and allocated car parking. Nestled in the sought-after Trinity area of the city, the property offers easy access to the Water of Leith path, nearby parks, and is within walking distance of the vibrant Shore with its boutiques, bars, and restaurants. The accommodation comprises an entrance vestibule with useful storage, a welcoming hallway with two generous storage cupboards, and a bright, well-proportioned sitting room boasting panoramic city views. The newly fitted breakfasting kitchen features sleek contemporary units, a breakfast bar, and integrated appliances. There is a spacious master bedroom with two fitted double wardrobes and an en-suite shower room, a second double bedroom with fitted wardrobes, (both with newly fitted carpets) and a family bathroom with a three-piece suite and shower over the bath. This property is ideal for a wide range of buyers - from first-time purchasers and investors to those looking to downsize - all seeking a stylish home in one of Edinburgh's most desirable locations.

Key Features

Communal entrance and lift
Vestibule and hall with storage

Attractive sitting room

Newly fitted kitchen

Master bedroom with fitted wardrobes and en-suite shower room

Second double bedroom, with fitted wardrobes

Family bathroom

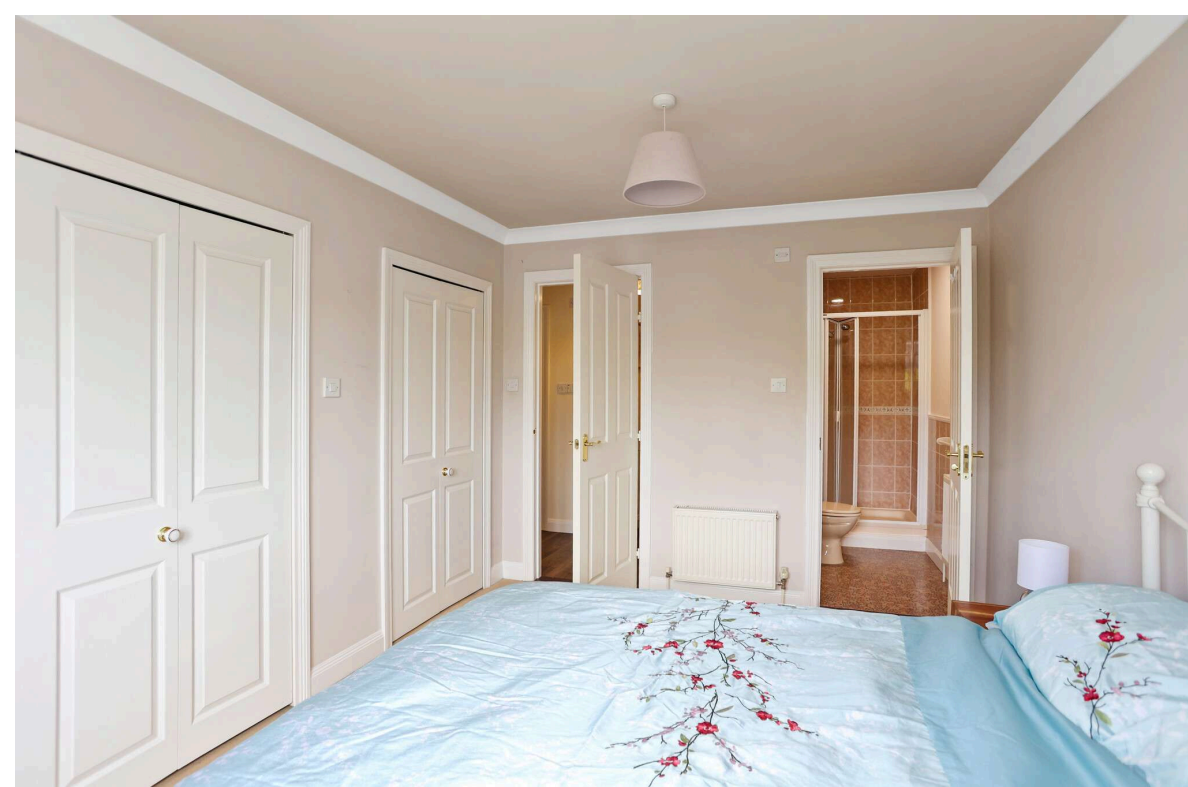
Gas central heating and double glazing

Communal garden and access to a bike store

Allocated parking space

This development is factored by James Gibb - approx. £95.00 per month which includes cleaning of the common areas of the development, landscaping, lift maintenance and common buildings insurance.





Trinity

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 local shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible by bus and tram 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. Also in the vicinity is Ocean Terminal retail and leisure complex which provides a multi-screen cinema. There is a 24-hour Asda supermarket located within neighbouring Newhaven district and there is a Sainsburys local located on Craighall Road. Schooling is well represented from nursery to senior level. For the commuter there is an efficient bus and tram network which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.



Extras

All fitted floor coverings, blinds, curtains and light fittings, double oven, gas hob, cooker hood, integrated fridge freezer and dish washer (no warranties given)

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

Home Report Valuation

£295,000

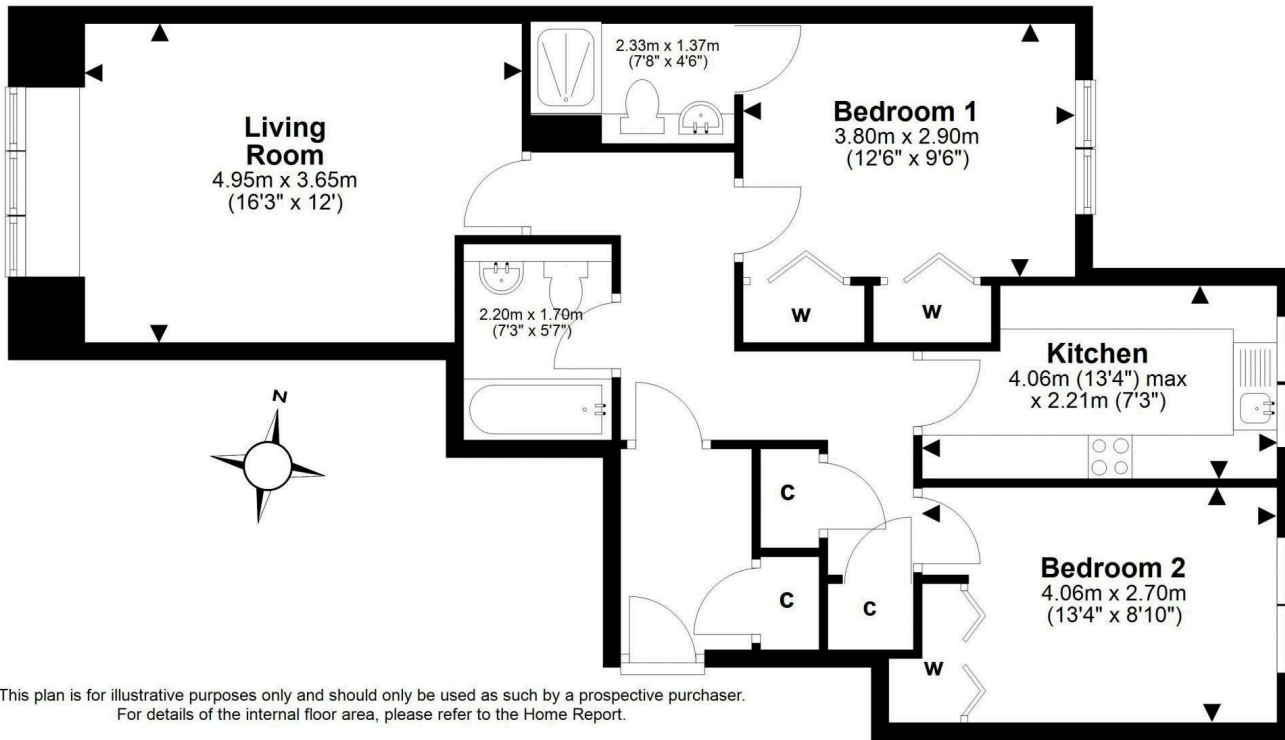
EPC Rating

C

Tenure

Freehold





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