










Offers Over
£260,000

84/1 Hawthornvale

Trinity | Edinburgh | EH6 4JX

A most appealing first floor flat, forming part of an attractive period terrace, moments from Victoria Park and Newhaven Harbour, in the capital's desirable Trinity area.

-  2 bedrooms
-  2 public rooms
-  1 bathroom
-  On-street parking
-  Communal garden
-  EPC rating – C
-  Council tax band - D



Description

Well suited to young families and professional couples alike this property is ideally located for commuters, with frequent bus services providing easy access to the city centre. There is also ample space for home working.

The accommodation briefly comprises entrance hallway with excellent built-in storage, generously sized reception room with a bright south facing aspect over the surrounding area, ornate cornice work, focal fireplace and a versatile box room, ideal for home working or additional storage. Good sized dining kitchen with pantry, offering ample space for a dining table and chairs and fitted with a variety of wood base and wall units, complete with coordinated worktops and splash tiling. Two spacious double bedrooms, and stylish family bathroom with wall panelling and contemporary décor and over-bath shower with tiling.



The property further benefits from double glazing and a recently (2023) installed gas boiler.

Extras

All fitted floor coverings, curtain poles, light fittings and integrated appliances are included. The stair is regularly cleaned subject to an annual charge of approximately £40.

Gardens and Parking

There is a walled communal garden to the rear of the building bordered by mature trees, and unrestricted on-street parking is available on Hawthornvale and many of the neighbouring streets.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Trinity lies approximately three miles north of the City Centre and boasts charming streets and fantastic nearby green spaces including Victoria Park, the vibrant Starbank Park and the magnificent Royal Botanical Gardens. Coastal walks can be enjoyed along the sea front towards Wardie Beach to the west and Newhaven Harbour to the east. A great assortment of day to-day amenities can be found in the immediate vicinity including a Sainsburys, hairdresser, popular coffee roastery Mr Eion, Milk café and nearby La Cime deli. There is a good choice of supermarkets within close proximity, including a Tesco and Morrisons superstore.

Newhaven is close at hand and has a great selection of brunch spots, pubs, restaurants, a large 24-hour Asda and a David Lloyd's. Ocean Terminal also provides a variety of retail facilities as well as a multiscreen cinema complex and gym.

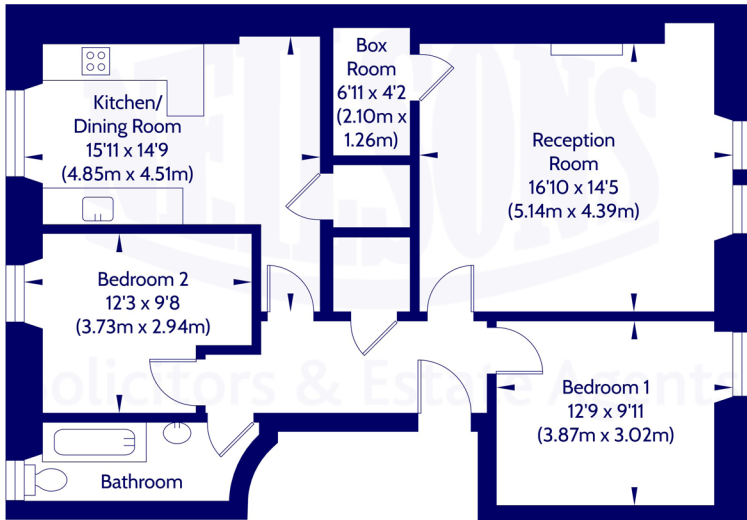
The property is well placed for the commuter with frequent bus services to the city on the doorstep and easy access to Edinburgh's fantastic network of cycle/walking paths. Newhaven Tram Station is also within easy reach and provides frequent links to Leith, Murrayfield, Edinburgh Park and Edinburgh Airport





Approx. Gross Internal Floor Area 79 Sq M / 855 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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