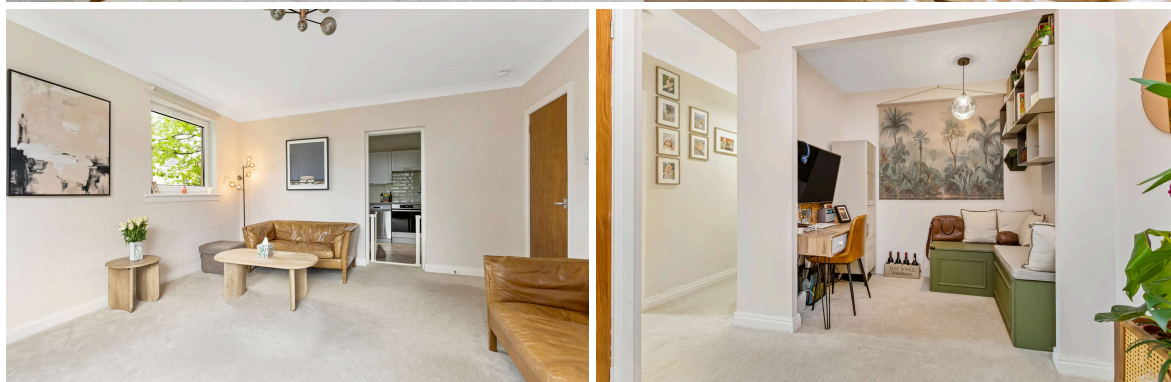




101/3 East Trinity Road  
TRINITY | EDINBURGH | EH5 3EX

  
**warners**  
solicitors & estate agents



## 101/3 East Trinity Road

TRINITY | EDINBURGH | EH5 3EX

Nestled on a quiet street in the heart of prestigious Trinity, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented ground floor apartment. Surrounded by manicured communal grounds, ample free on street parking, double glazing and gas central heating the property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with useful home office area, a large dual aspect lounge, a contemporary kitchen with new appliances, solid work tops and attractive units, a large double bedroom with built-in wardrobe, a second well-proportioned double bedroom with cupboard and the flat is completed by a stylish bathroom with shower over bath. Externally there are abundant green communal grounds laid to lawn with colourful shrubs and hedges which offer a high degree of privacy.

- Ground floor apartment in sought-after Trinity
- Surrounded by ample, manicured communal grounds
- Free on street parking and close to quick travel links
- Welcoming hallway with home office nook
- Large dual aspect lounge
- Kitchen
- Two large double bedrooms
- Stylish bathroom with shower over bath

Energy Rating C, Council Tax band E.

Included in the sale will be the blinds, curtains, oven, hob, washing machine, fridge freezer and dishwasher.

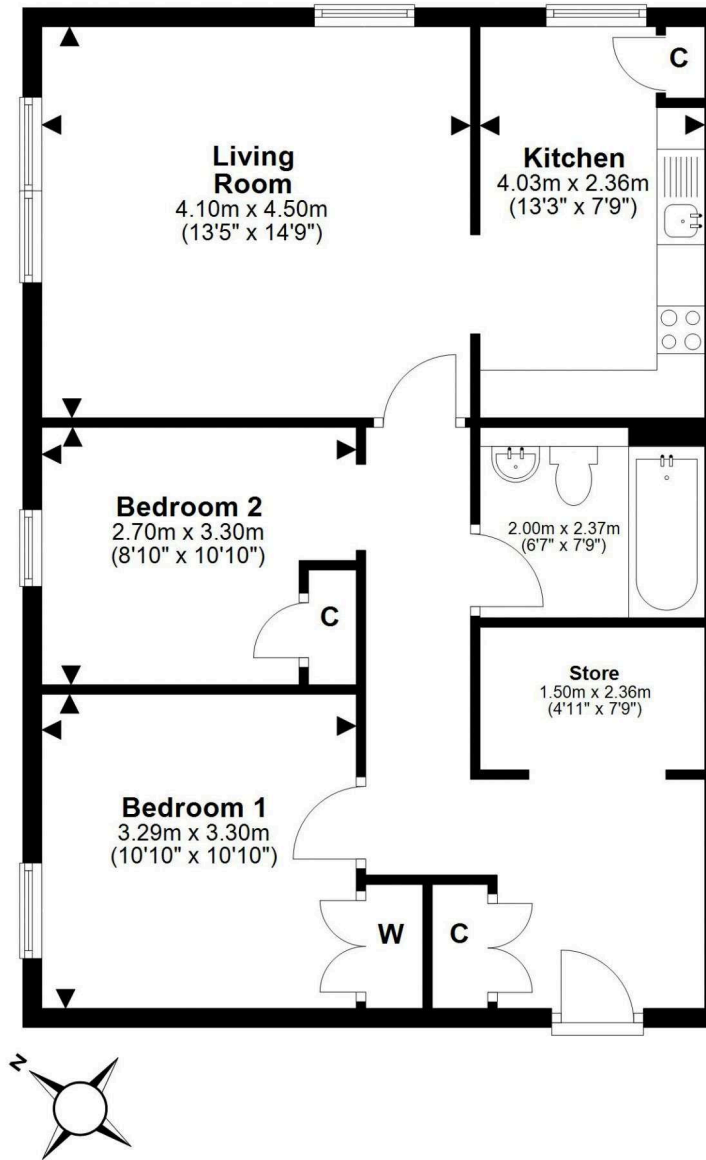
There is a factor fee of approximately £88 per month.

**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. Inverleith Park and the Royal Botanical Gardens are conveniently close. Schooling is well represented from nursery to senior level at both state and private sectors. For the commuter there is an efficient public transport network including a tramline connecting Leith to the city and to Edinburgh International Airport. An efficient public transport network is on hand, with 24-hour buses.





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.