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## 27/3 Starbank Road

TRINITY | EDINBURGH | EH5 3BY

Immaculately presented two-bedroom, top-floor flat situated in the highly sought-after area of Trinity, Edinburgh. Offering a perfect blend of comfort and style, the property presents an ideal home with its well-designed layout and captivating features.

The property boasts an elegant sitting/dining room bathed in natural light via a triple paned window, creating a warm and welcoming ambiance. The highlight of this room is undoubtedly the stunning sea view, providing a picturesque backdrop for relaxation and entertaining. The lovely modern kitchen is fitted with floor and wall unit with integrated, and space for, appliances. The property boasts two well-appointed bedrooms, both with fitted mirrored wardrobes. The first is a spacious double bedroom complete with an East facing private balcony, perfect for enjoying morning coffee or evening sunsets. The second bedroom is a versatile double. Completing the property is a contemporary shower room with bespoke shelving, electric shower cubicle and vanity sink unit. This stunning property encapsulates modern living with its stylish, bespoke interiors, practical layout, and breath-taking views, making it a truly desirable residence. Early viewing is recommended!

- Beautifully presented top (second) floor flat
- Fabulous views over Forth to front and private east facing balcony to the rear
- Front facing living/dining room with window seat
- Modern kitchen with integrated and space for appliances
- Two double bedrooms both with fitted wardrobes, one with balcony
- Contemporary shower room with bespoke shelving
- Electric heating and double glazing

Extras included in the sale are living room curtains and window seat cushion, blind in bedroom 2, balcony door blind in bedroom 1 and shelving unit in the external hall.

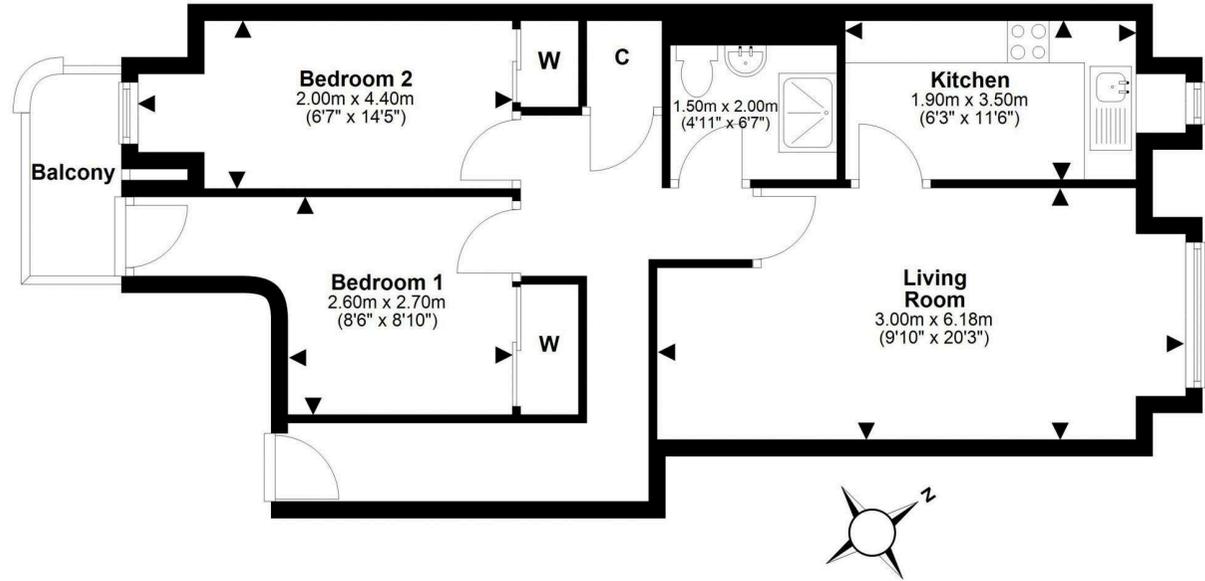
Energy rating D. Council Tax Band D.

**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 which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides a multi-screen cinema and Pure Gym whilst a 24 hour Asda supermarket is within neighbouring Newhaven. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network including a tramline connecting Leith to the city and to Edinburgh International Airport and 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.