



22/4 Summerside Place  
TRINITY | EDINBURGH | EH6 4NZ

**warners**  
solicitors & estate agents





## 22/4 Summerside Place

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Situated in the highly desirable Trinity area of Edinburgh, this exceptionally spacious top floor flat offers stylish contemporary living in one of the city's most sought-after residential locations. Beautifully presented throughout, the property combines elegant decor with generous proportions, creating a superb home ideal for families and professionals alike.

The accommodation features a bright and expansive living room with attractive bay-style windows, flooding the space with natural light and providing an excellent setting for relaxing or entertaining. A recently fitted modern Howdens kitchen/dining room offers a sleek and practical layout, complete with integrated appliances and ample space for dining.

The property boasts four well-proportioned bedrooms, offering excellent flexibility for family living, guest accommodation, or home working. A contemporary bathroom and excellent storage further enhance the practicality of the home.

Externally, residents can enjoy a well-maintained rear garden laid to lawn, providing a peaceful outdoor retreat.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





Located within the ever-popular Trinity district, the property benefits from excellent local amenities, reputable schooling, green spaces, and convenient transport links to Edinburgh city centre.

Early viewing is highly recommended to appreciate the size, finish, and location of this impressive home.

- Highly sought-after Trinity location.
- Spacious top floor flat with flexible 4-bedroom layout.
- Stunning contemporary décor throughout.
- Recently fitted Wren kitchen with integrated appliances.
- Bright, generously sized living and dining spaces.

- Well-maintained rear garden laid to lawn.

Energy Rating D  
Council Tax E

All fixtures, fittings, integrated kitchen appliances, dishwasher, washing machine will be included in the sale. Lighting fittings will be included in the sale apart from the fixture in bedroom one which will be removed and replaced as new.



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. For the commuter there is an efficient public transport network including 24 hour buses and a tramline connecting nearby Newhaven to the city and to Edinburgh International Airport.





