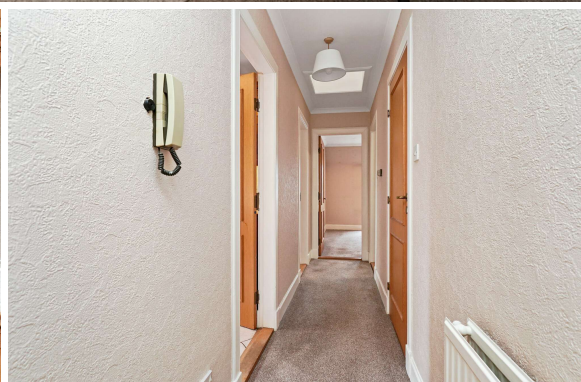
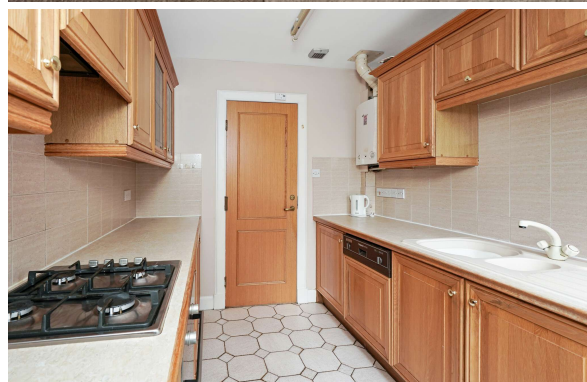




86/15 Trinity Road
TRINITY | EDINBURGH | EH5 3JU


warners
solicitors & estate agents



86/15 Trinity Road

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Set in a quiet, modern development in the heart of Trinity surrounded by manicured communal grounds and ample resident's parking this top floor two-bedroom apartment with impressive views is moments from excellent amenities, quick transport links and vast open green spaces.

The accommodation comprises a welcoming entrance hallway with a generously sized storage cupboard, bright and spacious dining living room with an attractive bay window with pleasant outlook, contemporary kitchen with attractive units currently comprising a gas hob, oven and fan, fridge, washing machine and dishwasher. There are two well-proportioned bedrooms both with built in storage and completing the accommodation is the bathroom with shower over the bath. The property also benefits from communal grounds and residents parking. Early viewing is highly recommended!

- Modern two-bedroom top floor apartment
- Resident's lift
- Resident's allocated parking & Manicured communal grounds
- Welcoming hallway
- Bright living/dining room
- Contemporary kitchen
- Two well-proportioned bedrooms with storage
- Bathroom with shower over the bath
- Sought after Trinity location

Energy Rating C, Council Tax Band E.

Fees payable to factor Hacking and Patertson paid quarterly and broken down into: Management of development £55.25 + VAT, reoccurring stair cleaning £9.48 per month, the lift maintenance contract £22.64 per quarter, lift insurance £11.20 per quarter, the maintenance fund £35.00 per quarter and the block buildings insurance £70.47 per quarter. There will also be regular charges for electricity, however these vary depending on usage.

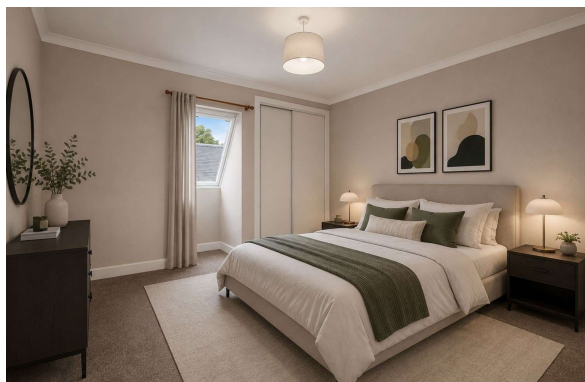
Additionally, there will be ad-hoc charges for things like gutter clearing, roof repairs, repairs to doors etc as and when required. All charges are itemised on your quarterly invoices. -

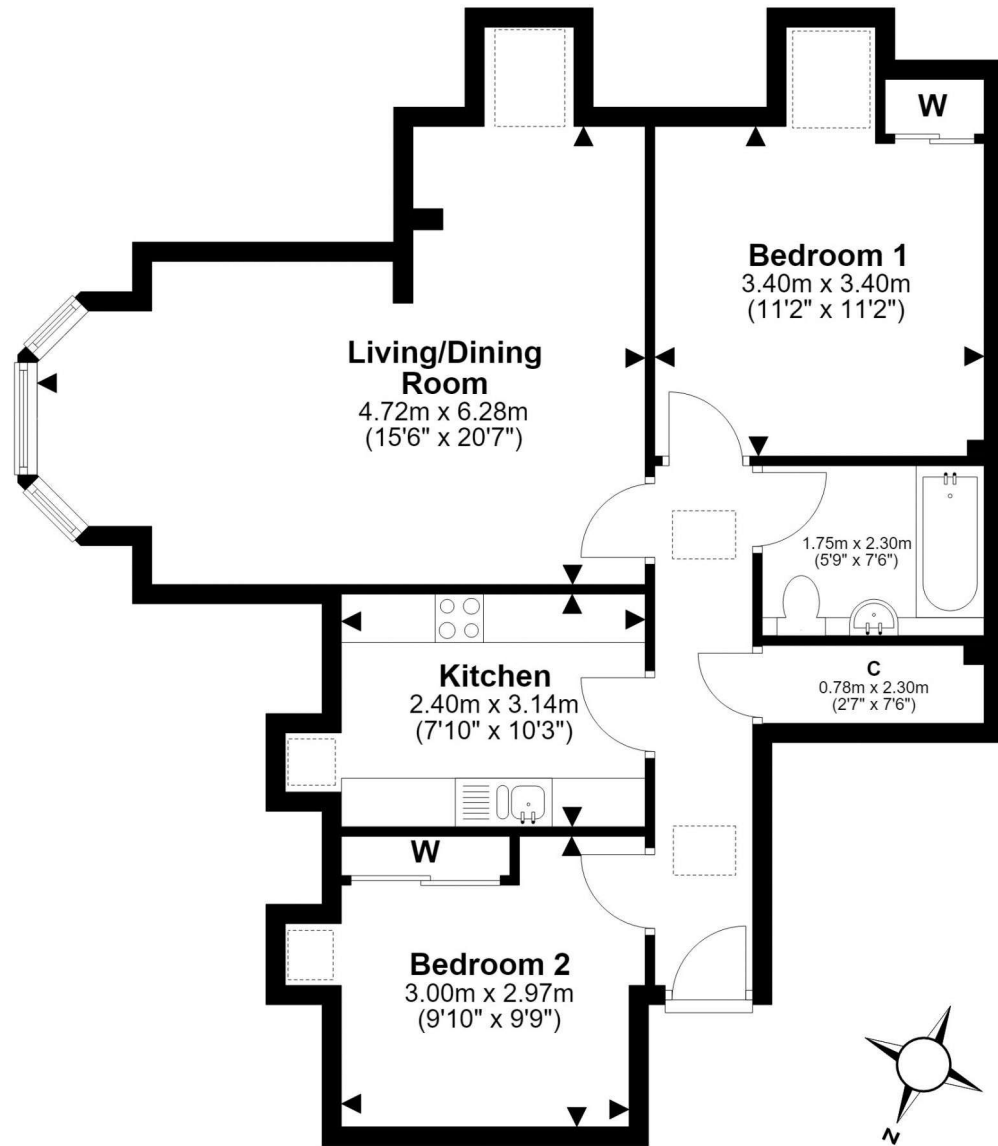
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, fridge, washing machine and dishwasher will be included in the sale.

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.





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.