



2/5 Trinity Court
TRINITY | EDINBURGH | EH5 3LE


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Set within a leafy cul-de-sac, this exceptionally appealing second-floor, three-bedroom flat is located in the highly sought-after Trinity area, to the north of Edinburgh. Beautifully maintained by the current owner, the property offers a wonderful balance of comfort, style, and practicality, complete with a private balcony and access to a well-kept communal garden. The bright and welcoming sitting room is a standout feature, flooded with natural light from a large window and direct access to the balcony, perfect for enjoying the afternoon sun. An elegant decorative mantelpiece provides a charming focal point, adding character to the space.

The modern fitted kitchen is thoughtfully designed with a range of wall and base units, incorporating a cooker, oven, fridge freezer and dishwasher, while a convenient storage cupboard sits just off the kitchen. Additional storage can be found in the hallway, enhancing everyday functionality. The accommodation includes two delightful double bedrooms and a cosy third single bedroom, offering flexibility as a home office, study, or dining room. The bathroom is simply styled with a three-piece white suite, including a bath with shower over, WC, and wash hand basin.

Further benefits include electric heating and double glazing throughout, ensuring comfort and efficiency year-round. Externally, the private balcony provides a peaceful spot to relax, while the shared garden, mainly laid to lawn and bordered by mature shrubs, offers a pleasant green retreat. Unrestricted on-street parking is available directly outside the property.

- Prime Trinity location in quiet cul-de-sac
- Bright 2nd-floor 3-bedroom flat in excellent condition
- Private south-facing balcony with afternoon sun
- Spacious, light-filled living room with balcony access
- Flexible 3rd bedroom/home office option
- Communal garden and unrestricted on-street parking
- Underfloor heating in sitting room and hall and flooring is cherry wood

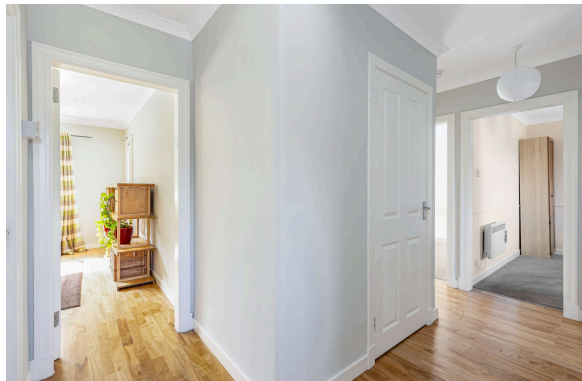
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

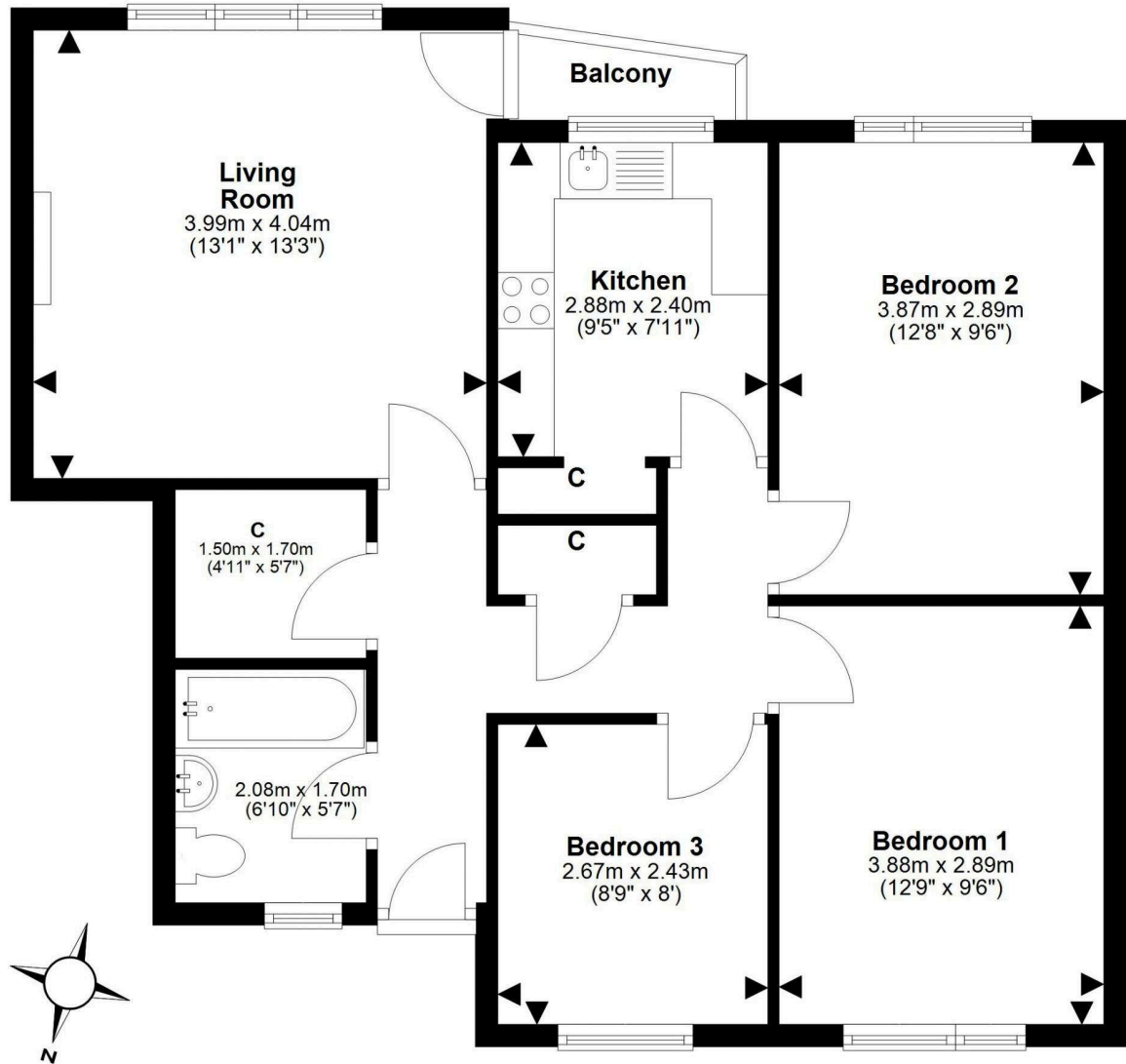


The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers 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.

Energy rating D, Council tax band D. There is no factor associated with this property.

Extras included in this sale will be the washing machine, curtains and wardrobes. Other items of furniture can also be included in this sale.





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.