



NETLSONS
Solicitors & Estate Agents

6/4 South Trinity Road
Trinity | Edinburgh | EH5 3NR

Fixed Price £315,000

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Description

This rarely available bright and spacious period flat is located within a small well-kept stair comprising only four flats and enjoys an enviable position within the established and sought-after Trinity area. The property boasts a beautifully maintained communal garden to the rear and is close to a fantastic array of excellent local amenities, schooling and transport links. The accommodation which now requires some upgrading/modernisation provides excellent potential to create a fine home.

In brief the accommodation includes; secure entry system, welcoming entrance hallway with built-in storage, generously proportioned bay-windowed lounge/dining, stylish fitted kitchen pleasantly overlooking the rear, three good sized double bedrooms and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing. Early viewing is highly recommended.

Extras

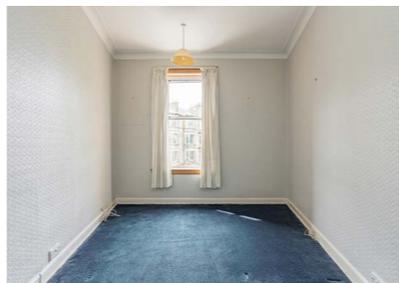
All fitted floor coverings will be included in the sale together with the cooker, washing machine and fridge/freezer.

Gardens & parking

There is a lovely, beautifully maintained communal garden to the rear together with ample on-street parking to the front and surrounding area.

Viewing

Please contact selling agents for further details.



Location

The property is in the highly sought-after Trinity district of Edinburgh, which lies approximately two miles North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity including St Mark's and Victoria Park, the charming Water of Leith Walkway and scenic walks along the waterfront. Supermarket shopping is well catered for in the area with Morrisons on Ferry Road, Sainsbury's, M&S Food Hall, and Boots at Craighleith Retail Park and Asda at Newhaven. Ocean Terminal retail and leisure complex is a short drive away and offers high street shops, a multiplex cinema, restaurants and cafes. Trinity is well served by a frequent bus service and the City Bypass is within comfortable driving distance with links to central Scotland's main arterial roads. Excellent schooling is available within the area from nursery to secondary level.





Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

