

17 York Road, Trinity, Edinburgh, EH5 3EJ



Description

A rare opportunity has arisen to acquire an exceptional detached home of immense appeal, enjoying a lovely tranquil setting and catering perfectly to modern family living. Benefiting from carefully considered interior specification, which features thoughtful design elements, this superb property offers a fantastic, contemporary space both inside and out, perfect for entertaining and family life. Flooded with natural light, there is a subtle evening ambience from many recessed, ceiling-mounted downlighters. The easy-care garden with leafy aspect beyond offering seclusion and privacy and features lawn, enclosed by fencing whilst to the front there is a driveway leading to a single car-sized garage.

- Entrance vestibule
- Hallway with cloak room/WC and useful under-stair storage
- Charming living room featuring a handsome gas fire
- Superbly appointed open plan kitchen/dining falling naturally into two defined areas and complemented by integrated appliances
- Fabulous light filled garden room with patio doors leading to the rear garden
- Four double bedrooms, all with fitted storage
- Family bathroom consisting of a stylish suite and separate shower enclosure
- Floored attic with light
- Gas central heating and double glazing ensuring year round comfort and efficiency
- Fully enclosed, mature rear garden laid mainly to lawn benefiting from an external water tap and power supply
- Well tended private front garden incorporating a driveway which leads to the garage

Extras

The fitted floor coverings, blinds, curtains, oven, microwave, hob, cooker hood, dishwasher, washing machine, fridge/freezer, wine cooler, and garden shed are included.

EPC Rating: D



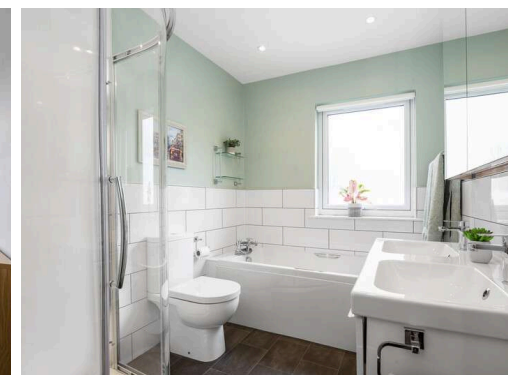
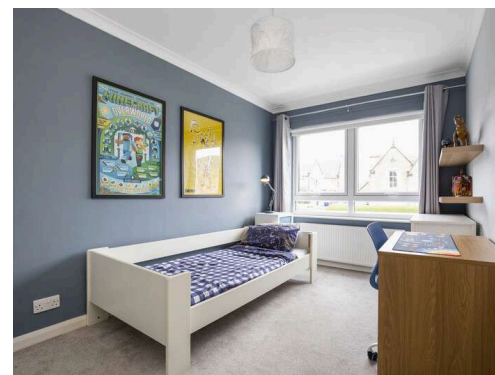
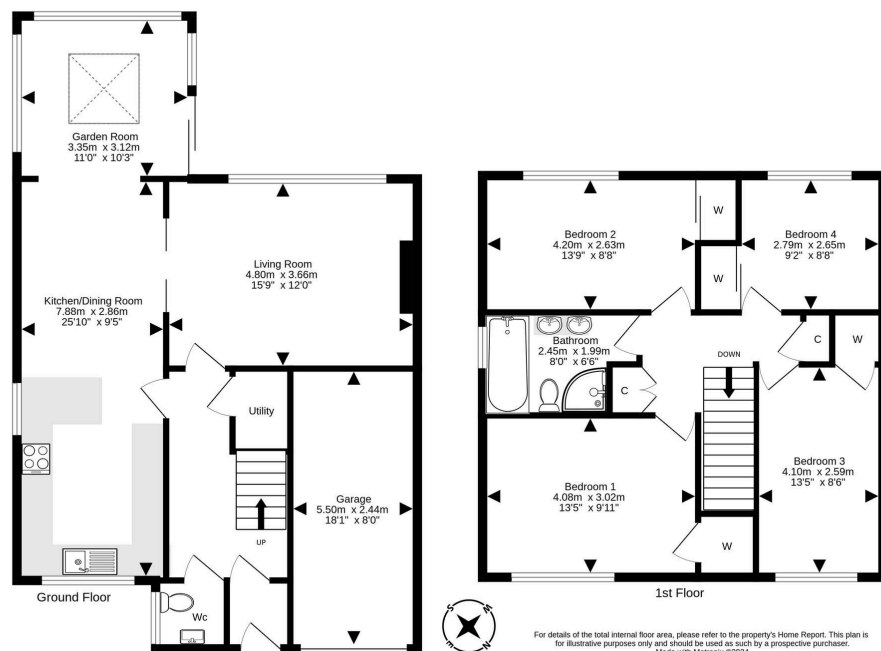
Location

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craigleith Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city as well as the newly opened tram link offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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