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SOLICITORS & ESTATE AGENTS



12 Starbank Road, Trinity
Edinburgh, EH5 3BW

Entrance vestibule, Hall,
Living room, Modern fitted kitchen/dining room, Utility/store room,
Double bedroom one with En-suite shower room,
Double bedroom two with En-suite bathroom,
W.C. Cloakroom and Study/Office.
Gas central heating with wi-fi controlled smart radiator thermostats (wiser home)
Double glazed
Panoramic views over Firth of Forth towards Fife
EPC: C
Council tax band: D

12 Starbank Road forms a unique and carefully designed spacious two-bedroom duplex apartment in a prime setting with panoramic views over the Firth of Forth towards Fife. This unique contemporary property has been tastefully refurbished to form a spacious home within a traditional setting. It has original features including cornice work yet boasts all the comforts of modern living. The views from every corner of the main living area and study are truly majestic creating a wonderful backdrop from which to live and work. Double glazing, electric blinds and full gas central heating with wi-fi controlled smart radiator thermostats have been installed to ensure a comfortable and ambient living environment. The property has been very well cared for and tastefully decorated throughout enhancing many of the natural wood finishes.

The accommodation comprises over two and half floors: Entrance vestibule. Hall with natural wood finishes and staircase leading to all levels. Upstairs the elegant open plan living room with picture windows to front and side providing a panoramic view over the Firth of Forth towards Fife. Modern fitted kitchen set on a mezzanine level and fitted with induction hob, oven and cooker hood, integrated appliances including dishwasher, fridge and freezer, excellent base and wall mounted units offering good storage and ample oak wood worktop space, opening through to dining area with balustrade and arched cornice overlooking the main living area and the views from the picture windows to the front. The main hall stairwell and living room also lead to a separate upper-level mezzanine study/office with beautiful views. Next to the main entrance is a separate w.c. cloakroom and downstairs is the principal double bedroom one with en-suite shower room. Second double bedroom with en-suite bathroom. Utility room/work room with sink unit, washing machine and storage. The property also benefits from a well-maintained communal garden.

Starbank Road is located in the highly regarded Trinity area of Edinburgh approximately two miles north-west of the City Centre and close to the historic Newhaven harbour. The area is renowned for its wide range of excellent local amenities which includes various cafés, restaurants, and bars all within a few minutes-walk. Sainsbury's, a fishmonger, 24 hour Asda and Aldi supermarkets provide ample choice for shopping nearby while Ocean Terminal has a Vue Cinema, larger retail outlets and the Port of Leith Distillery with top floor bar. A choice of gyms and Alien Rock indoor climbing centre are also within walking distance and the open green spaces of Starbank Park, Victoria Park, and the Royal Botanic Gardens. The historic Newhaven Harbour is a short stroll from the property and has an award-winning fish and chip restaurant and takeaway. The property is well-connected to cycle and footpaths leading to the Water of Leith, the Shore, the city centre and Wardie Bay, which is especially popular with the brave "Wild Swimmers". Regular public transport services operate to and from the city centre and to surrounding areas with the Edinburgh Tram link running from Newhaven to the city centre and beyond to Edinburgh Airport. There are also good schools within the local catchment area including Victoria Primary and Trinity Academy.











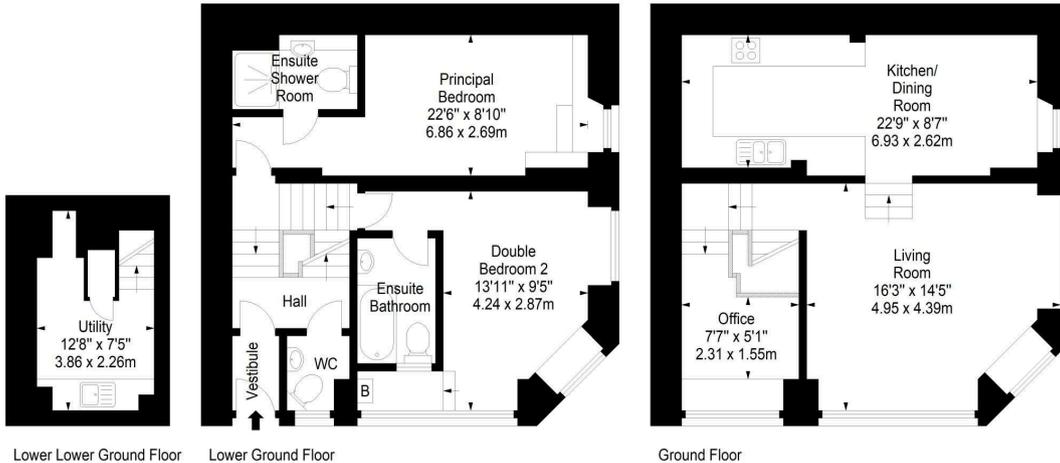




Starbank Road,
Edinburgh,
Midlothian, EH5 3BW



Approx. Gross Internal Area
1165 Sq Ft - 108.23 Sq M
For identification only. Not to scale.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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