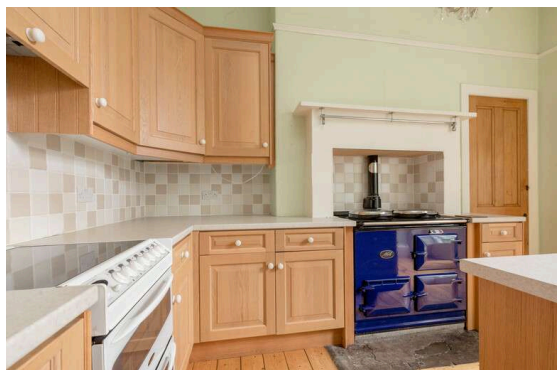


**2 Park Place,
Edinburgh, EH6 4LB**

Offers Over £540,000

- Tiled entrance vestibule
- Hallway with two large under stair storage cupboards
- Living room with ornate cornice, working shutters, Edinburgh press and gas fireplace
- Kitchen/diner with a range of floor and wall mounted units, gas based AGA, electric cooker and centre island
- Three double bedrooms with master featuring fitted wardrobes and one single bedroom
- Utility room to rear of property
- Bathroom with three-piece suite
- Shower room with two-piece suite
- Private front and rear gardens
- Gas central heating
- Free on-street parking



Townhouse

Blair Cadell offer to market this rarely available townhouse in the heart of Trinity with fantastic living space and three double bedrooms the property whilst in need of some upgrading would be the perfect family home and viewings are a must.

On the ground floor the accomodation comprises of a welcoming entrance vestibule with original tiles leading through to a large open hallway flooded with natural light from the cupola above. A beautiful bay window lounge with ornate cornicing and working shutters on the windows that would be the perfect space for relaxing in the evenings. A large kitchen/diner with the kitchen area featuring a range of floor and wall mounted storage units, electric cooker as well as a gas AGA and a centre island perfect for meal preparation. The dining area has a log burner and French doors to the back garden and is the perfect space for hosting friends and family. A utility area to the rear of the property with additional storage units and white goods along with access to the back garden and a shower room with a two-piece suite and mains walk in shower. On the first floor there are three double bedrooms with the master featuring fitted wardrobes and a single bedroom, a family bathroom with a three-piece suite and mains shower over the bath. Gas central heating throughout the property and single glazing. A private back garden with patio area and free on-street parking.*Property is strictly sold as seen with no warranties given for systems or appliances.*

Trinity lies to the north of the city centre which can be easily accessed via several frequent bus services that run close by and is in easy walking distance of the new tram terminus due at Newhaven offering swift transport to the city centre and beyond. The property is adjacent to Victoria Park with outdoor sporting and leisure facilities for all ages and lies on the Edinburgh Cycle network for all those cycle enthusiasts. Within easy walking distance of historic Newhaven Pier and several gourmet fish restaurants it is perfectly located for an impromptu take away. Local facilities include Sainsburys, Co-op, Post Office and Leith Library plus a 24hr ASDA in nearby Newhaven. Entertainment is available at the Vue cinema complex at Ocean Terminal and all the popular bars and restaurants in the vibrant Shore area. The area is served by excellent primary and secondary schools both of which are within walking distance.

Viewing by appointment on 0131 337 1800

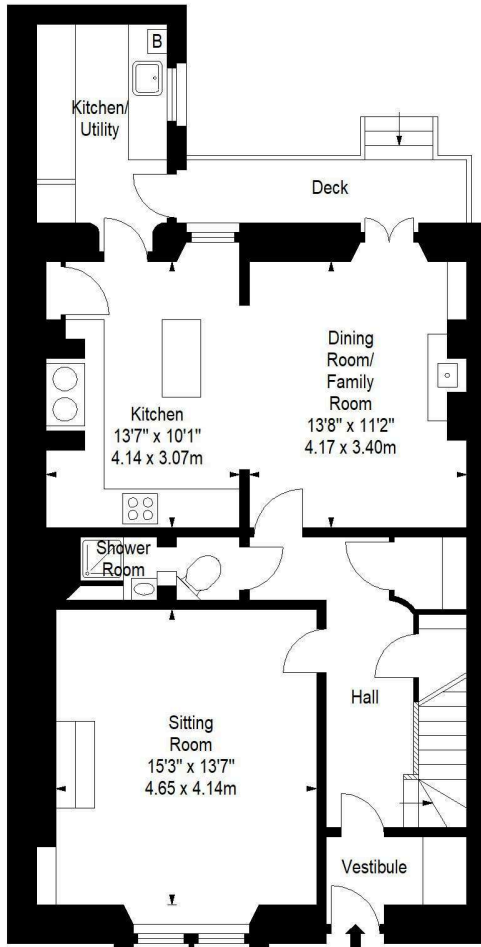




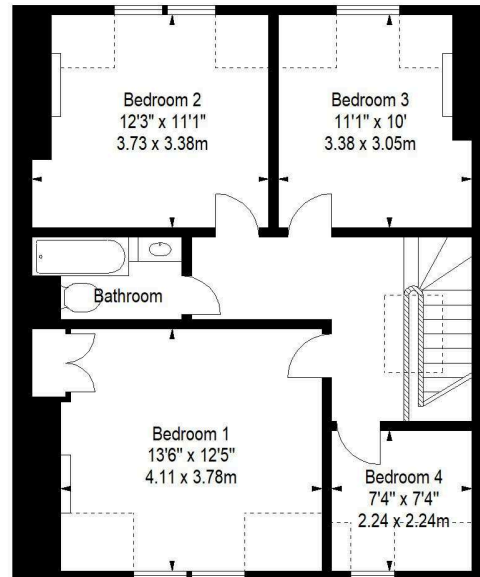
Park Place,
Edinburgh,
Midlothian, EH6 4LB



Approx. Gross Internal Area
1447 Sq Ft - 134.43 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



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1 Harrison Gardens
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