

EXTENSIVELY REFURBISHED 1ST FLOOR FLAT

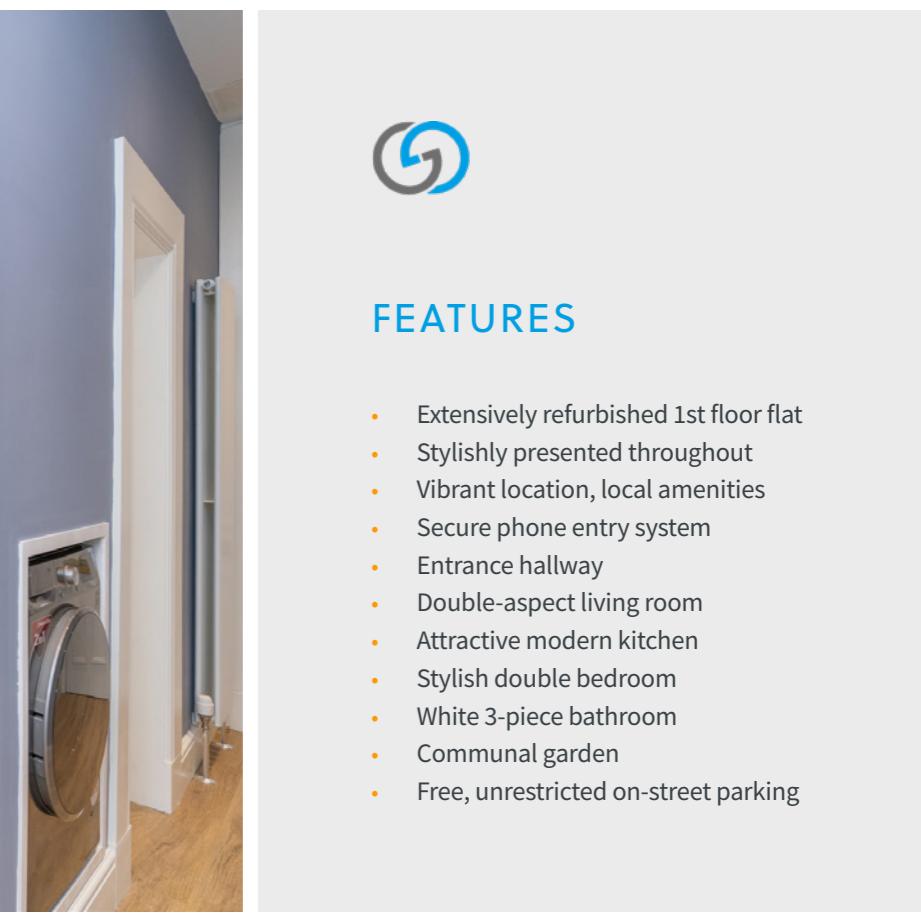
Enjoying a great location where Trinity, Bonnington and Leith meets, with local amenities nearby, this first floor flat has been extensively refurbished by the current owner to create a stylish city apartment.

The refurbishment includes large, specialist acoustic glazed windows allowing light to stream in, refurbished original shutters in the living room, new wiring throughout, new plumbing throughout, new stylish vertical radiators fed from a Combi-boiler, new insulated ceilings, new flooring, new facings and deep skirting boards and a contemporary kitchen.

Having been a very successful rental property in the past, the flat will appeal to city professionals, first-time buyers, and investors, looking for a turn-key property. Entered via a secure entry phone system and a communal stair to the first floor, the front door opens into a hallway where the tastefully refurbished accommodation is immediately visible. Set on the corner of the building, the living room enjoys dual-aspect, oversized windows flooding the room with natural light. This room allows for enough space for lounge furniture as well as a small home office space. The contemporary kitchen is accessed from the open plan hallway. Fitted with deep blue Shaker units, the kitchen comes with integrated appliances and white metro splashback tiles. The double bedroom boasts twin windows with made-to-measure curtains, integrated bedside lights, as well as large twin double wardrobes. Completing the attractive accommodation is a bathroom fitted with shelving, a bath with a shower-over, and a WC-suite.

Externally, the city home has access to a communal garden and parking is conveniently unrestricted.

Extras: Included in the sale are the fitted floorcoverings, light fittings, a washer/dryer, and integrated appliances including an electric oven, gas hob, extractor hood and a fridge with a freezer compartment. The property is also available furnished, by separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

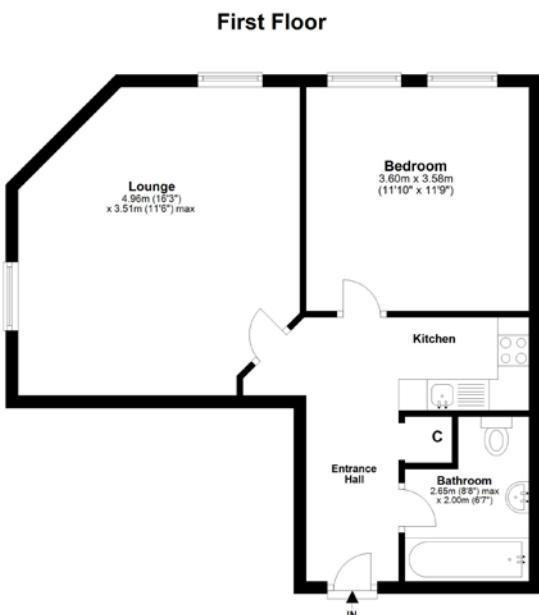
- Extensively refurbished 1st floor flat
- Stylishly presented throughout
- Vibrant location, local amenities
- Secure phone entry system
- Entrance hallway
- Double-aspect living room
- Attractive modern kitchen
- Stylish double bedroom
- White 3-piece bathroom
- Communal garden
- Free, unrestricted on-street parking

EPC RATING: **C**

COUNCIL TAX BAND: **B**

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



Total area: approx. 50.0 sq. metres (538.4 sq. feet)

149/2 Ferry Road, Edinburgh

TRINITY, EDINBURGH

Located where Trinity, Bonnington and Leith meets, the location of this flat offers a range of amenities on the doorstep, whilst the Botanic Gardens, Newhaven Harbour, Leith Walk and The Shore are all within a 15-minute walk. The area will further benefit from the Tram Line, due to open in 2023, allowing direct tram travel to the city centre and the airport.

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 Ocean Terminal and Leith Walk, which 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. The area offers an 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, with the Airlink 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.



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