





MODERN SECOND/TOP-FLOOR FLAT

deal for families, this three-bedroom, two-bathroom second/top-floor flat in Trinity offers a fantastic modern home with one of the capital's most sought-after postcodes, just a short stroll from its scenic coastline. The spacious flat is presented in a tastefully subtle colour palette and benefits from access to attractive shared gardens and a private single garage.

The flat is reached via a secure communal stairwell. Welcoming you into the home is a carpeted hall (with useful built-in storage) leading into a wonderfully bright and spacious reception room. Promising ample floor space for both lounge and dining furniture, this congenial room benefits from fitted carpeting and a wide bay window. Along the hall, a bright, contemporary kitchen features ample cabinetry, tastefully paired with a worktop and coordinating splashback tiling. Neatly integrated goods comprise an oven and a gas hob, a fridge freezer, and a washing machine, whilst a built-in cupboard provides extra pantry storage. Also found within the home are three comfortably carpeted double bedrooms. In addition to a fitted wardrobe, the south-facing principal bedroom enjoys the convenience of an en-suite shower room, whilst completing the home is a bright family bathroom featuring a bathtub with an overhead rainfall shower.

Externally, the quietly situated development sits amongst well-maintained communal gardens and a block with a single garage provides private parking for the property, plus extra residents' parking.

Extras: Included in the sale are all the fitted floorcoverings, light fittings and integrated kitchen appliances. 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

- Highly-desirable suburb
- Peaceful landscaped development
- Tasteful interiors
- Modern second/top-floor flat
- Secure entry system
- Entrance hall with storage
- Bright & spacious living/dining room
- Integrated breakfasting kitchen
- Master bedroom with en-suite shower room
- 2 Further bedrooms
- Family bathroom with shower-over-bath
- Attractive communal gardens
- Private single garage

EPC RATING:

C

COUNCIL TAX BAND:

F

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
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0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000

BORDERS

01890 880 008

TRINITY, EDINBURGH

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 Craighleith 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, 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.

