

## 5/4 Chancelot Terrace Edinburgh EH6 4ST

**Fixed Price £320,000**

- Bay window lounge featuring ornate cornice, centre rose and decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included
- Three double bedrooms
- Shower room with two-piece suite and electric walk in shower
- Hallway with two storage cupboards
- Gas central heating and double glazing
- Communal garden
- On-street parking



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3



1



EPC C





## Flat

Blair Cadell are delighted to bring to market this three bed flat with HMO in the heart of Trinity. With superb local amenities and access to the city centre, the property would be ideal for a range of different buyers and must be viewed.

The accomodation comprises of a lovely bay window lounge featuring ornate cornice, centre rose and a decorative fireplace making the perfect place for hosting friends and family. Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods which are included in the sale. Three generous double bedrooms with the furniture included and the rear bedroom benefitting from fantastic views to Arthurs seat. Shower room fitted with a two-piece suite and electric walk in shower. Hallway with two cupboards offering plenty of useful storage space. Gas central heating and double glazing throughout. Communal gardens to the rear of the property and on-street parking.\*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 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**



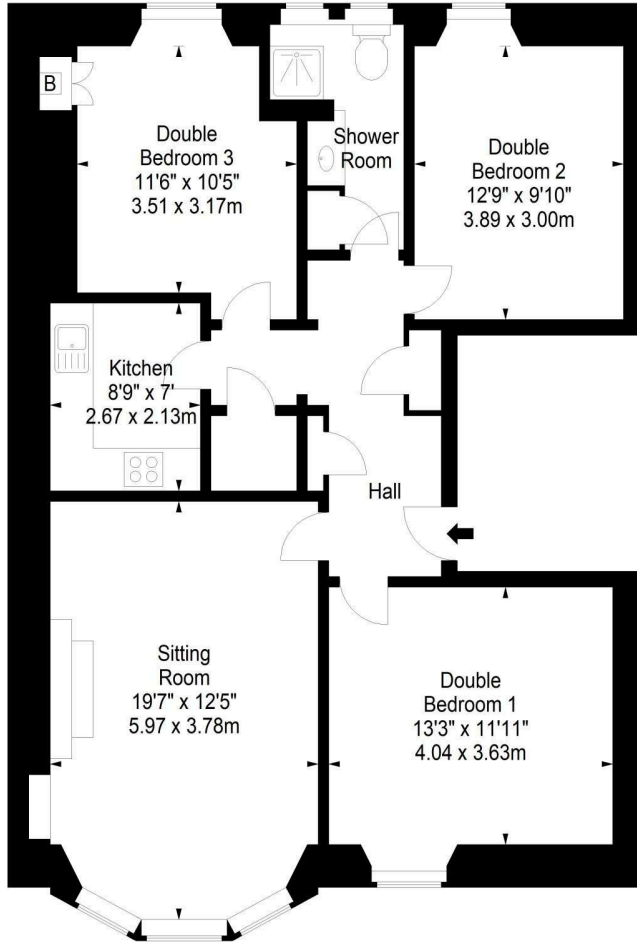




**Chancelot Terrace,  
Edinburgh, EH6 4ST**



Approx. Gross Internal Area  
928 Sq Ft - 86.21 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



Second Floor



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