



COULTERS[©]

WELCOME TO:

STARBANK ROAD

5A/2 Starbank Road, Trinity, Edinburgh, EH5 3BW

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STARBANK ROAD AT A GLANCE:



Desirable Trinity location



Garden apartment



South-facing kitchen/dining



Walking distance of Newhaven Harbour



On the Firth of Forth waterfront



Superb transport links

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

This is a two-bedroom garden apartment situated in the Trinity Conservation Area on the Firth of Forth waterfront. Forming part of a traditional stone-built tenement with a recently renovated roof, it is in move-in condition providing light-filled accommodation throughout. The scenic Starbank Park, Newhaven Harbour, and The Shore are all within reach and the upcoming tram extension making travel around the City even easier.

- Generous living room featuring a focal fireplace.
- Kitchen/dining room with French door access to the shared rear garden. Integrated appliances include a stainless-steel extractor hood, gas hob, and oven, and there is a built-in cupboard.
- Principal double bedroom with an appealing neutral décor.
- A second double bedroom with a matching décor to the principal.
- Bathroom with a chrome towel radiator, stylish curved bath with wall-mounted shower, WC, and washbasin.
- Useful box room.
- Beautifully kept shared rear garden.
- Gas central heating and double glazing throughout.
- On-street parking.



LOCATION, LOCATION, LOCATION:

Starbank Road enjoys a spectacular Firth of Forth waterfront location on the edge of Trinity. The area is close to some of the City's finest open spaces from Newhaven's picturesque harbour and lighthouse to scenic Starbank Park, and Lomond Park with its popular Lawn Tennis Club and Bowling Club.

David Lloyd Health Club at Newhaven with its state-of-the-art gym, indoor and outdoor swimming pools, tennis courts, and spa is near by. Ocean Terminal houses a multi-plex VUE Cinema, PUREGym, and many well-known restaurants and stores. Fashionable drinking spots and eateries with spectacular views are within walking distance at Newhaven Harbour including

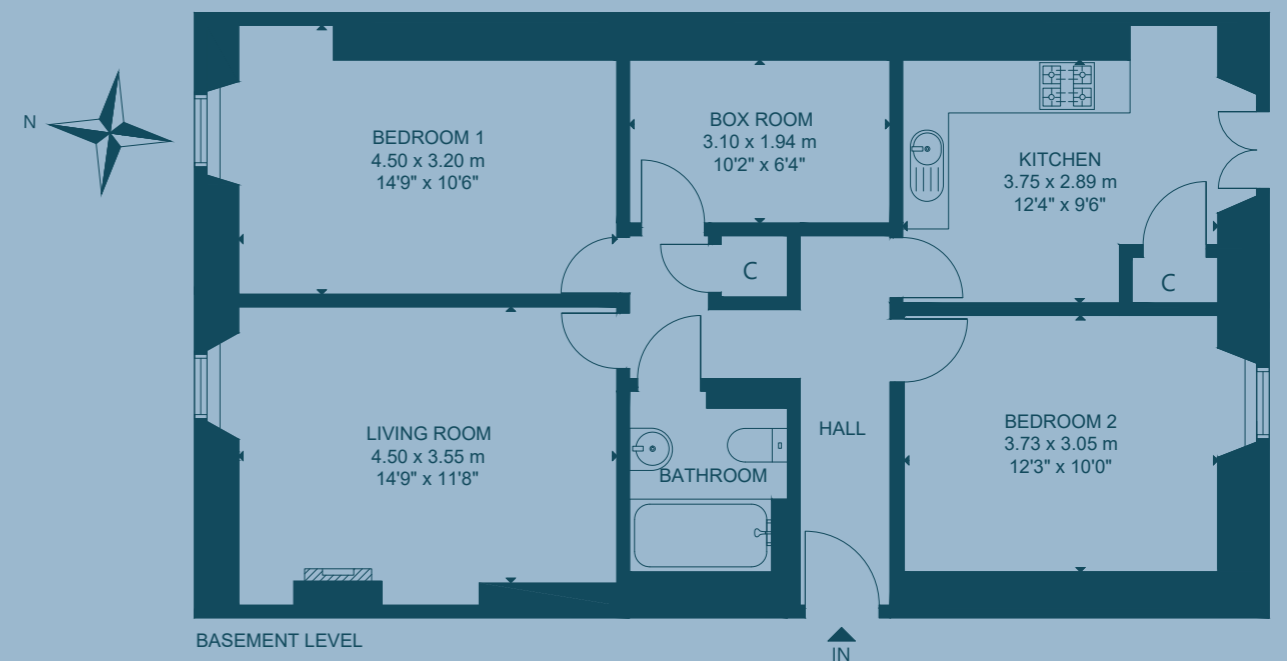
Loch Fyne Restaurant and Bar, and The Fishmarket. The area is well-served by supermarkets, including a large Waitrose at Comely Bank, 24hr ASDA at Leith, and Morrisons on Ferry Road.

The property lies in the catchment area for Victoria Primary School now in a brand-new building and Trinity Academy. Edinburgh private school options are all accessible including Edinburgh Academy and Fettes College.

Regular bus services provide a quick route to the City Centre and this journey will be enhanced with the tram extension when it is completed this year.



FLOOR PLAN:



5A/2 Starbank Road, Trinity, Edinburgh, EH5 3BW

Approx. Gross Internal Area

829 Sq Ft - 77 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

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