



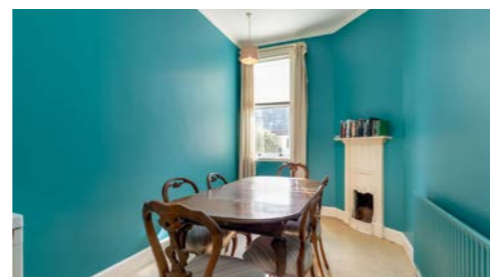
2 Bangholm Bower Avenue
Trinity, Edinburgh, EH5 3NS

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance Vestibule.
- Reception hall with excellent storage.
- Attractive bay windowed living room with feature fire.
- Formal dining room.
- Kitchen with appliances.
- Access to rear garden.
- Three good sized double bedrooms.
- Bathroom with shower.
- Gas central heating.
- Double Glazing.
- Garden areas to front, side & rear.
- Garage located at rear of property.
- External Storage Cupboard.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A rarely available spacious lower villa on an excellent corner position situated in the highly regarded and much sought after Trinity district of the City. The property is perfectly positioned for a wide range of local amenities and a short journey to the North of Edinburgh City Centre and would be suitable for a wide range of buyers including someone who is downsizing and looking to stay within the area.

COUNCIL TAX BAND: F.
TRAIN STATION: APPROXIMATELY 1.9 MILES TO EDINBURGH WAVERLEY TRAIN STATION.
AIRPORT: APPROXIMATELY 8.5 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

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 cinemagoers 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.

EXTRAS:
ALL CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, FREESTANDING AUTOMATIC WASHING MACHINE AND THE FREEZER WITHIN THE DINING ROOM. THERE ARE NO GUARANTEES FOR ANY OF THE WHITE GOODS.



Bangholm Bower Avenue,
Edinburgh,
Midlothian, EH5 3NS

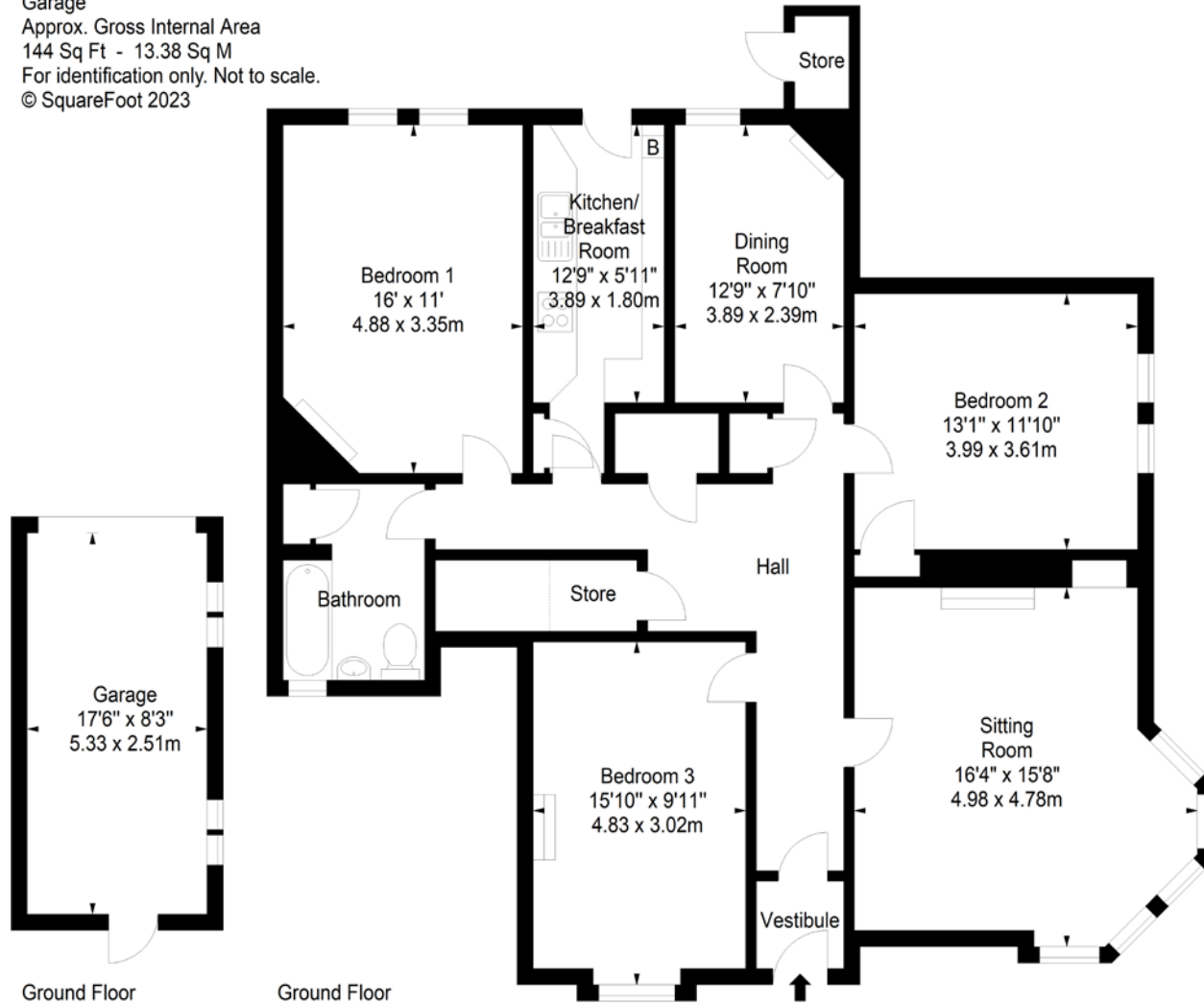


Approx. Gross Internal Area
1263 Sq Ft - 117.33 Sq M
(Including Store)

Garage
Approx. Gross Internal Area
144 Sq Ft - 13.38 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.