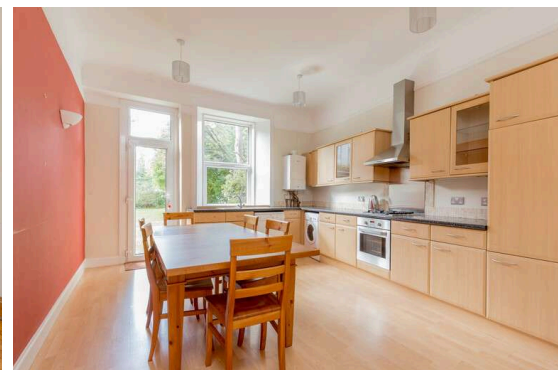


**21 South Trinity Road
Edinburgh EH5 3PN**

Fixed Price £390,000

- Entrance vestibule
- Hallway with useful storage cupboard
- Bay window lounge featuring ornate cornice, gas fireplace and Edinburgh press
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances, two large pantry cupboard, white goods and offers access to communal garden
- Two double bedrooms
- Bathroom with three-piece suite and electric shower over bath
- Gas central heating and double glazing
- Private front garden and communal back garden
- Access to storage in communal stair
- Free on-street parking



Maindoor Flat

*****Fixed Price £10,000 Under Valuation*****

Blair Cadell are delighted to offer to market this fantastic maindoor flat in the heart of Trinity. With two double bedrooms and generous living space, the property would be ideal for the first time buyer and must be viewed.

The accomodation comprises of an entrance vestibule leading through to a large hallway with a useful storage cupboard. A fantastic bay window lounge featuring ornate cornicing, useful Edinburgh press and a gas fireplace making it the perfect spot for evening relaxing. A large kitchen/diner offering direct access to the communal garden ideal for hosting friends and family. The kitchen has a range of floor and wall mounted units, gas hob and electric oven, integrated appliances, white goods which are included in the sale and two large pantry cupboards. There are two generous double bedrooms and a family bathroom with a three-piece suite and an electric shower over the bath. The property benefits from gas central heating and double glazing throughout, a private front garden and access to a well kept communal garden to the rear along with access to a store cupboard in the communal stair. Free on-street parking is also available. *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 due 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

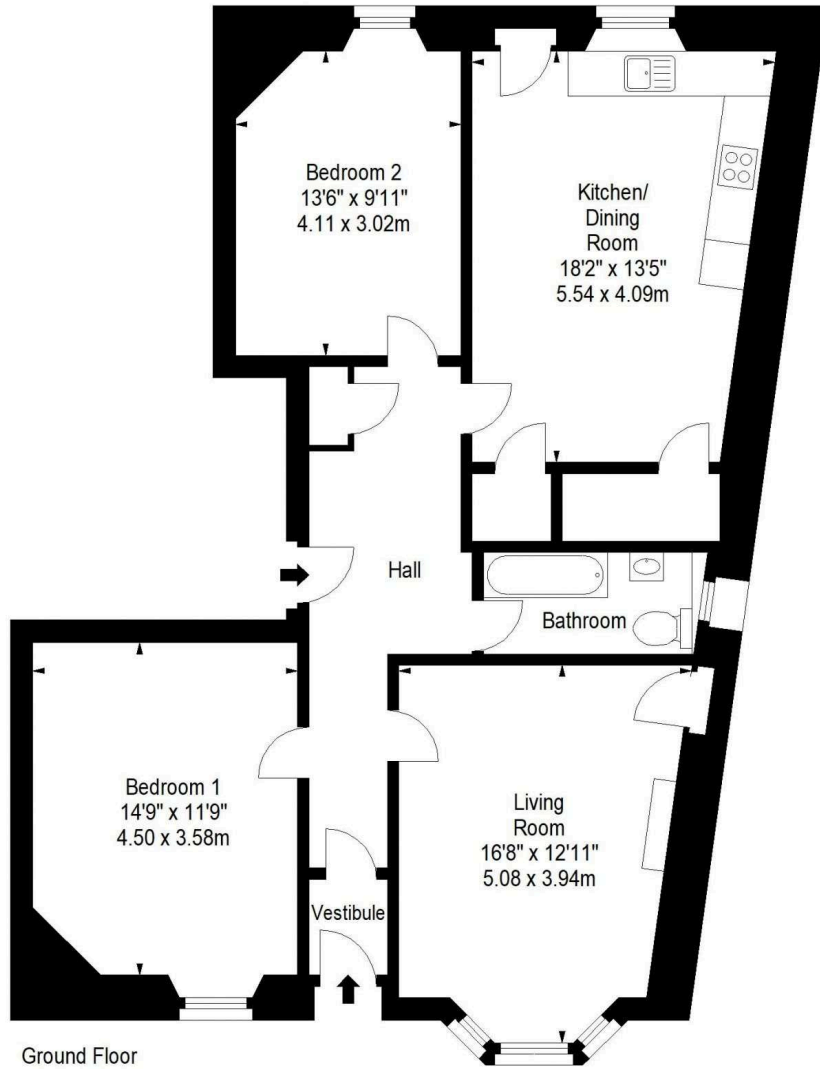
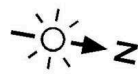




South Trinity Road,
Edinburgh, EH5 3PN



Approx. Gross Internal Area
996 Sq Ft - 92.53 Sq M
For identification only. Not to scale.
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