



GILSONGRAY
LAW • PROPERTY • FINANCE

102/5 EAST TRINITY ROAD
Trinity, Edinburgh, EH5 3PU



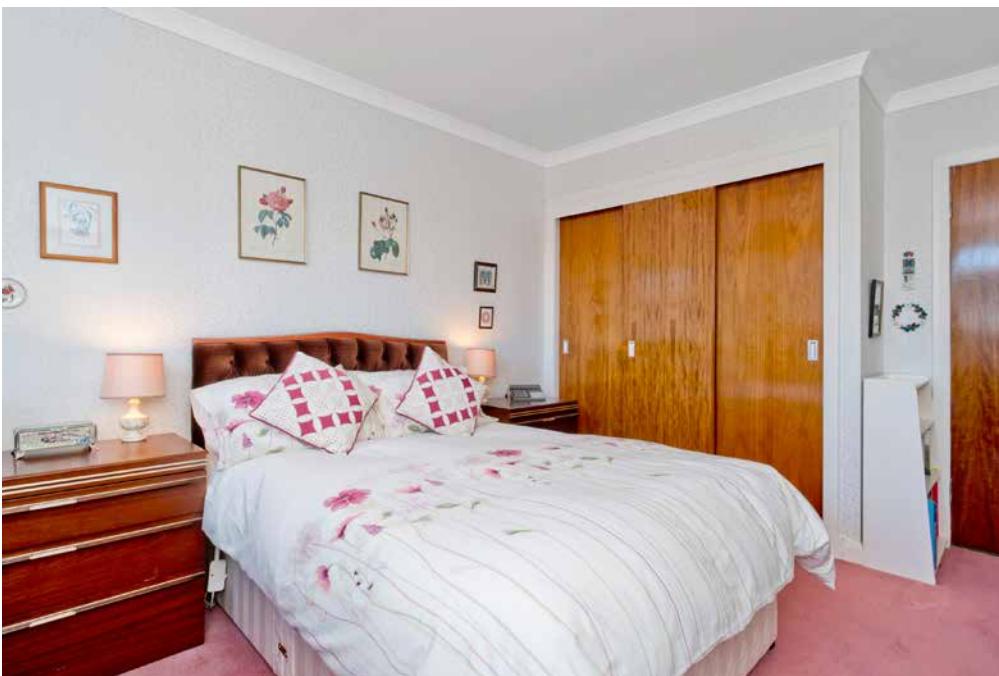
This first-floor flat is a spacious and versatile three-bedroom residence situated in popular Trinity, within easy reach of amenities, transport links, and schools. With its desirable location, it is sure to appeal to a wide variety of buyers, including families and city professionals. Furthermore, the flat comes with a private garage and it has access to a family-friendly shared garden. It also features a breakfasting kitchen, excellent built-in storage, and a large living room that extends out onto a southeast-facing balcony.

Extras: an electric cooker, a washer, a dryer, a fridge, and a dishwasher to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- A spacious first-floor flat
- Part of an established development
- Situated in sought-after Trinity
- Lightly decorated interiors
- Entrance hall with generous storage
- Living room with focal-point fireplace
- Private, sheltered balcony
- Well-appointed breakfasting kitchen
- Two double bedrooms with wardrobes
- One versatile bedroom/dining room
- 3pc bathroom with over-bath shower
- Large, well-tended communal garden
- Private garage for secure parking
- EPC rating - D
- Council Tax Band - E







"A SPACIOUS, THREE-BEDROOM, FIRST-FLOOR FLAT IN SOUGHT-AFTER TRINITY, SET WITHIN EASY REACH OF AMENITIES, SCHOOLS, AND TRANSPORT LINKS"

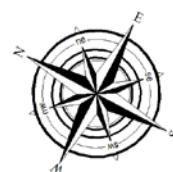
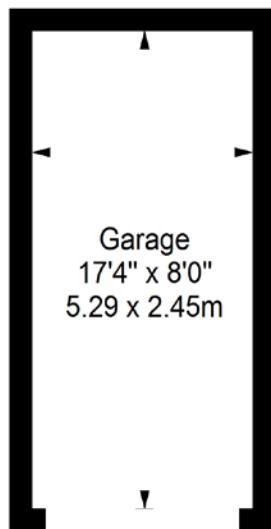




FLOORPLAN

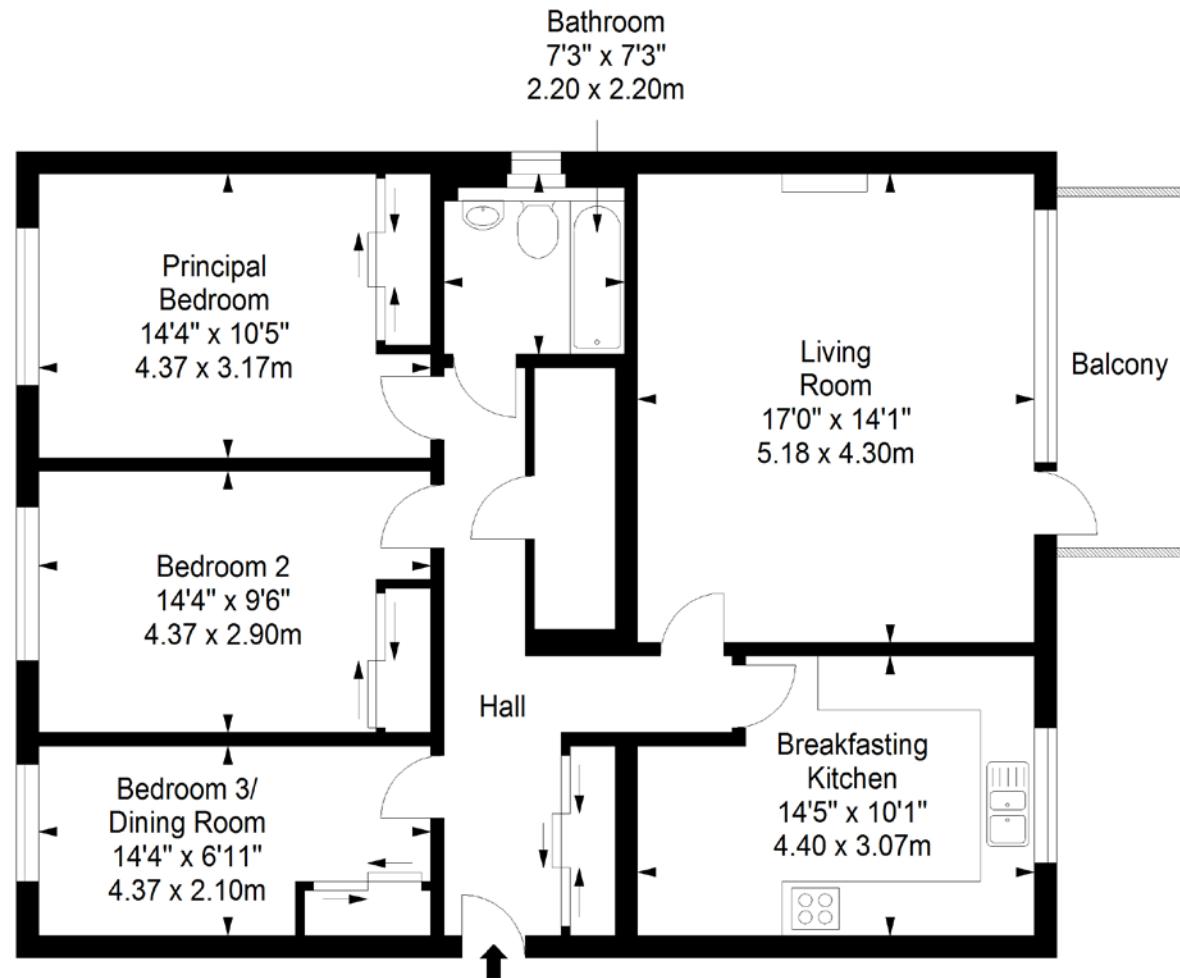
Garage

Approx. 12.9 sq. metres (138.8 sq. feet)



First Floor

Approx. 93.4 sq. metres (1005.4 sq. feet)



Total area: approx. 106.3 sq. metres (1144.2 sq. feet)



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