



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS



# **8/2, CHANCELOT TERRACE**

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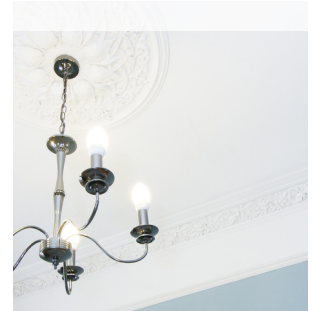
**EDINBURGH, EH4 2GN**





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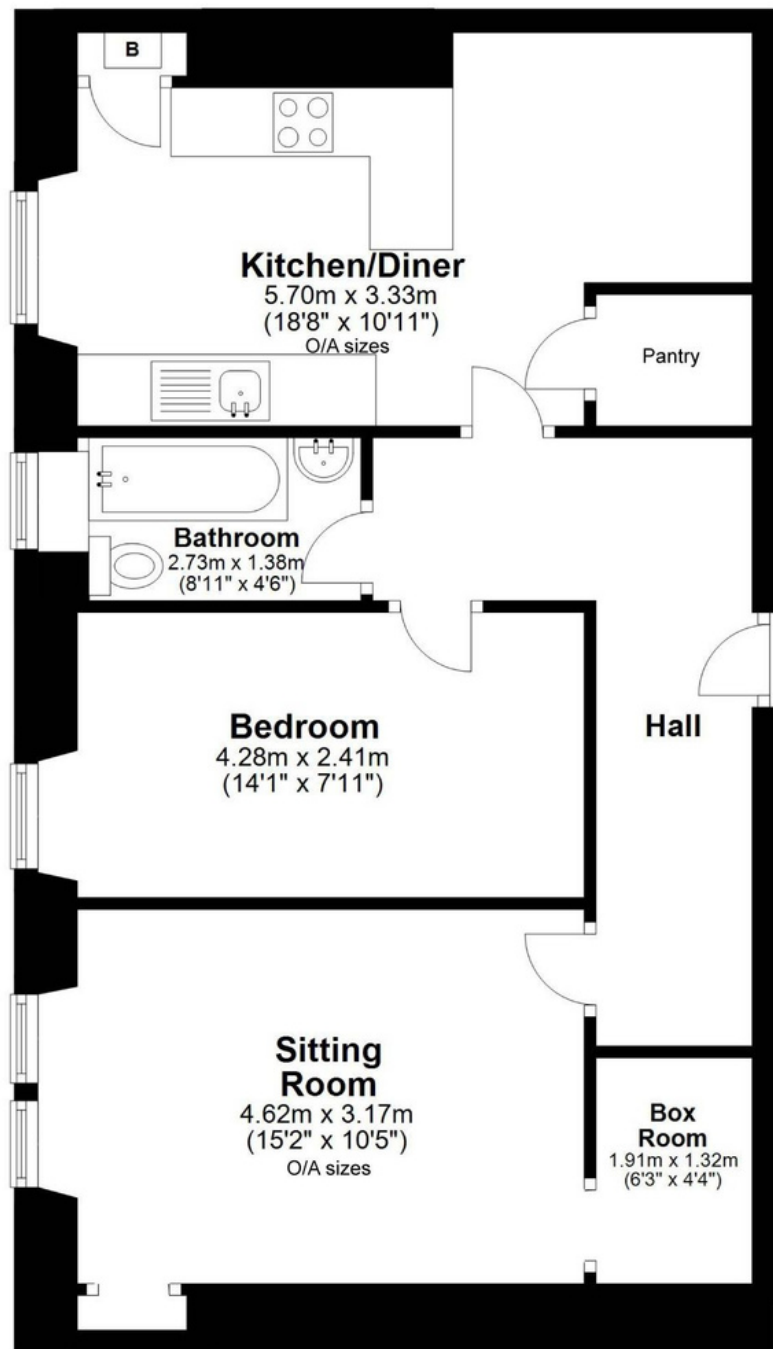


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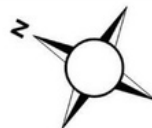
Located in the highly desirable district of Trinity, this Victorian one bedroom first floor flat enjoys an enviable setting; surrounded by an abundance of delightful outdoor spaces, including Victoria park and the scenic Water of Leith path network. Inside are generous proportions, attractive contemporary interiors, enhanced by high ceilings and elegant original features.

# FLOORPLAN



## First Floor

Approx. 61.4 sq. metres (661.3 sq. feet)

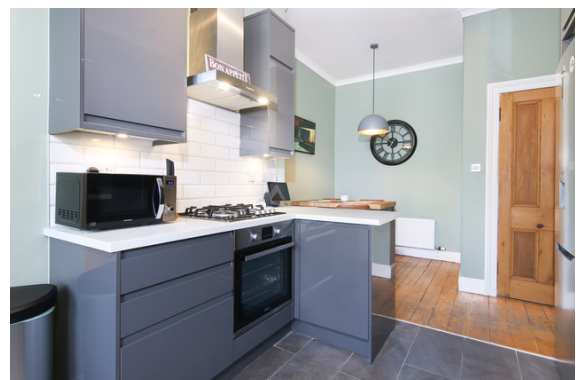


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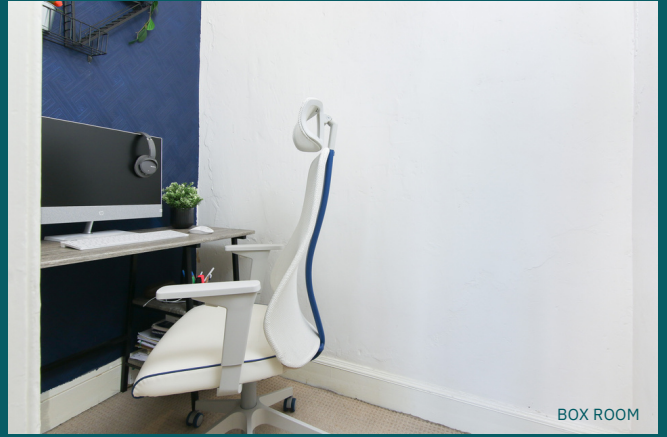




**B**enefiting from a secure entry system, the flat is accessed via a communal stairwell and opens into a welcoming hallway leading through to a wonderfully bright and spacious sitting room. Lit by double recessed casement windows, with leafy views, this reception area boasts a wealth of charming features, including original cornicing and classic Edinburgh Press. Leading off the sitting room is a large box room, currently used as home office, whilst still allowing for extra storage space. At the other end of the hall is a generous dining kitchen, which incorporates a dining area, perfect for entertaining friends and family. A collection of contemporary dark grey gloss cabinets, are enhanced by accent lighting, along with a stainless steel oven, gas hob, chimney hood and an integrated dishwasher, plus a freestanding fridge/freezer and washing machine are included. Supplementing the kitchen is a useful pantry. Finishing off the accommodation is a lovely double bedroom and a stylish three piece bathroom. Gas central heating and double glazing throughout ensures a comfortable home all year round.











## TRINITY

The leafy residential area of Trinity, lies north of the city centre and is a highly sought after location. With an expanse of open parklands, including Victoria Park, Inverleith Park and the Royal Botanic Gardens. Newhaven Harbour and the banks of the Firth of Forth are also close by. Local amenities can be found on nearby Ferry Road, with an Asda store at Newhaven and larger retail shopping can be found at the Ocean Terminal Shopping Centre, which includes, restaurants, a Pure Gym and Vue Cinema.

The vibrant Shore area of Leith is within walking distance, well known for it's bars and cafes, as well as Michellin Star restaurants.

Good regular bus routes service the area, taking you to the city centre and the vast Cycle route network runs through the area.



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#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.