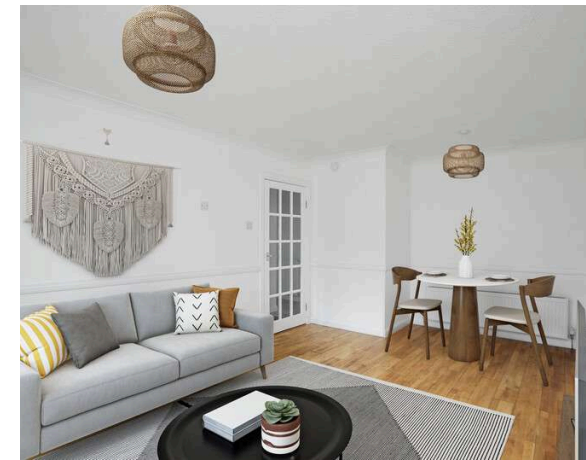




70 Connaught Place, Trinity, Edinburgh, EH6 4RN

www.mcdougallmcqueen.co.uk



This beautiful main door lower villa flat situated in a cul-de-sac with private lock-up garage forms part of an established modern development within attractive leafy, well-maintained communal grounds, close to excellent day-to-day amenities and well placed for commuting. Well presented with a neutral colour scheme, the accommodation on offer briefly comprises : welcoming hallway with three large storage cupboards; spacious lounge/dining room with triple window formation providing excellent natural light. The sunny kitchen has a range of upper and lower units, space for washing machine and dishwasher and ample worktop space with attractive splash back tiling. Two bedrooms, both of good proportions, Bedroom One benefits from mirrored built in wardrobes while Bedroom Two has a large storage cupboard. Fully tiled bathroom with window and comprising bath with electric shower, wash hand basin and wc. The property benefits from gas central heating, double glazing and enviable storage.

- Nestled quietly in a lovely development in Trinity
- Surrounded by immaculate communal grounds
- Lower Villa with pleasant outlook
- Private garage and visitor parking



Location

The property lies in the affluent and established residential district of Trinity, approximately 2 miles from the city centre and close to the Firth of Forth. This is a high amenity district with pleasant leafy streets and a fine local park with an active tennis and bowling club, local shopping at Goldenacre and a Morrisons, Waitrose, Sainsbury's and Asda supermarkets nearby. The Royal Botanic Gardens are also within easy reach. The cosmopolitan waterfront areas of Leith and Granton Harbour are close and include excellent shopping and dining facilities at The Shore and Commercial Quay. Excellent schooling is represented in both the state and private sectors.

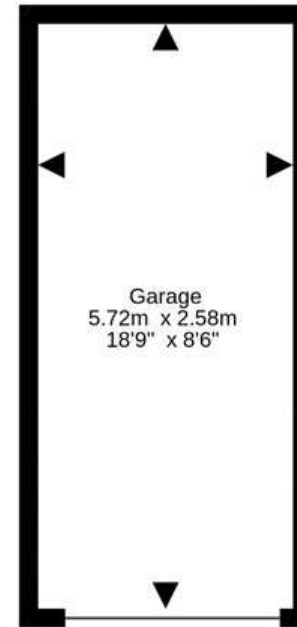
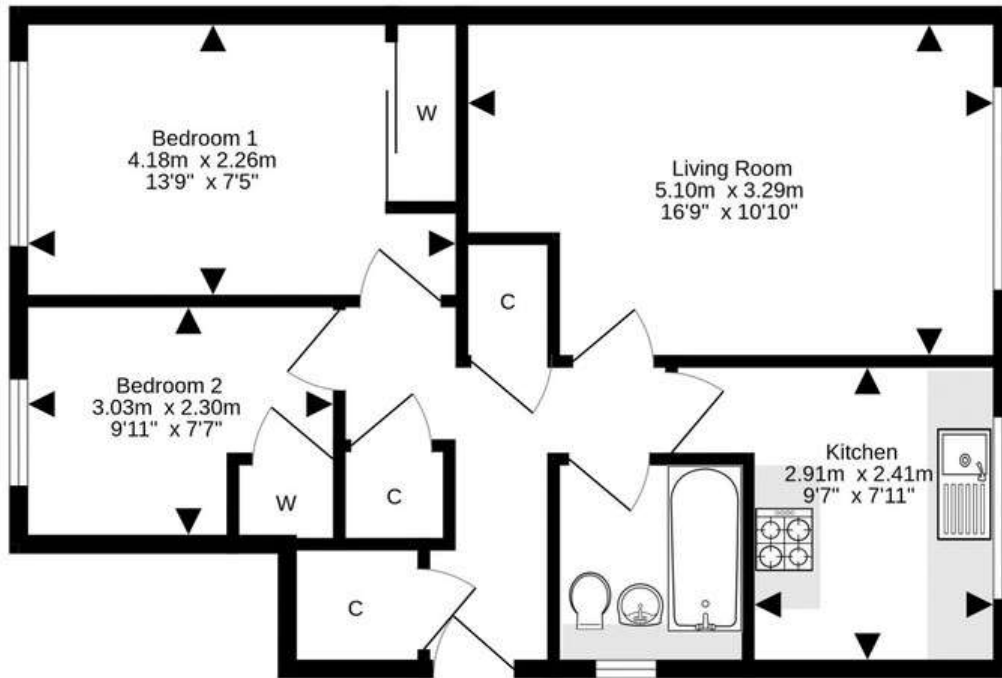
Extras

Included in the sale is the dishwasher and washing machine.

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

