



RALPH SAYER
SOLICITORS & ESTATE AGENTS

21 Beresford Place

Trinity, Edinburgh EH5 3SL

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This charming mid-terrace villa is located within a pretty courtyard setting in the highly sought-after Trinity area. As you approach the property, you'll be greeted by a substantial front garden, with lush green borders, creating an inviting and tranquil atmosphere.

Step inside and be captivated by the spacious lounge, benefitting from south-facing triple windows which provide an abundance of natural light. To the back of the home lies the well-designed and charming kitchen/diner offering ample space for hosting. With its seamless flow into the conservatory, you can enjoy views of the enclosed rear garden.

Upstairs on the airy landing, you will find two double bedrooms with extensive built-in storage and a versatile single bedroom. Finally, a pristine three-piece bathroom, featuring a shower over-bath and ladder radiator.

Completing the home is a separate garage at the rear of the property, providing secure parking and ample storage for all your needs.

With its generous proportions and desirable location, this home won't stay on the market for long - don't miss out on the opportunity to call this home your own!

Extras: all fitted floor coverings, window blinds, light fittings, and kitchen appliances; gas hob, single oven, washing machine, dishwasher and fridge/freezer to be included in the sale.

Property Summary

- Pretty courtyard setting in Trinity
- Charming mid-terrace villa
- Welcoming entrance hall
- Spacious south-facing lounge
- Generous kitchen diner
- Conservatory
- Two double bedrooms with built-in storage
- Single bedroom
- Quality family bathroom
- Partially floored & insulated loft having power & lighting with ladder access
- Mature south-facing front and enclosed rear gardens
- Separate garage immediately off back garden
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E







Beautifully presented
mid-terrace in desirable
location





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dream property!



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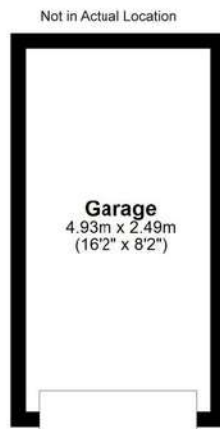


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DISCLAIMER

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.



Ground Floor

Approx. 52.7 sq. metres (567.1 sq. feet)

Total Area: approx.
96.9 sq.metres (1043.1 sq. feet)
(Including Conservatory)
(Excluding Garage)



First Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Location

The leafy residential area of Trinity, lies north of the city centre and is a highly sought after location. The Royal Botanic Gardens, Inverleith Park, Newhaven Harbour and the vibrant Shore area of Leith are all within walking distance.

Local amenities can be found on nearby Ferry Road and larger retail shopping can be found at the Ocean Terminal Shopping Centre, which includes, restaurants, a Pure Gym and Vue Cinema.

For education, there are both state and public schools within easy reach including the highly regarded Fettes College and two local primary schools.

Good regular bus and tram routes service the area and a vast cycle route network runs through the area.