

2 BELVEDERE PARK

TRINITY, EDINBURGH, EH6 4LR

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of an established development nestled in the highly desirable area of Trinity, this newly renovated ground floor one bedroom flat is within walking distance of Newhaven Harbour, local amenities and benefits from its own private garage.

This stylish property comprises a shared entrance hall, reception hallway with walk-in cupboard off, spacious light-filled lounge overlooking the gardens, generously sized and recently fitted kitchen with integrated appliances.

KEY FEATURES



Newly renovated ground floor flat.



Large double bedroom with boxroom.



Well-maintained shared gardens.



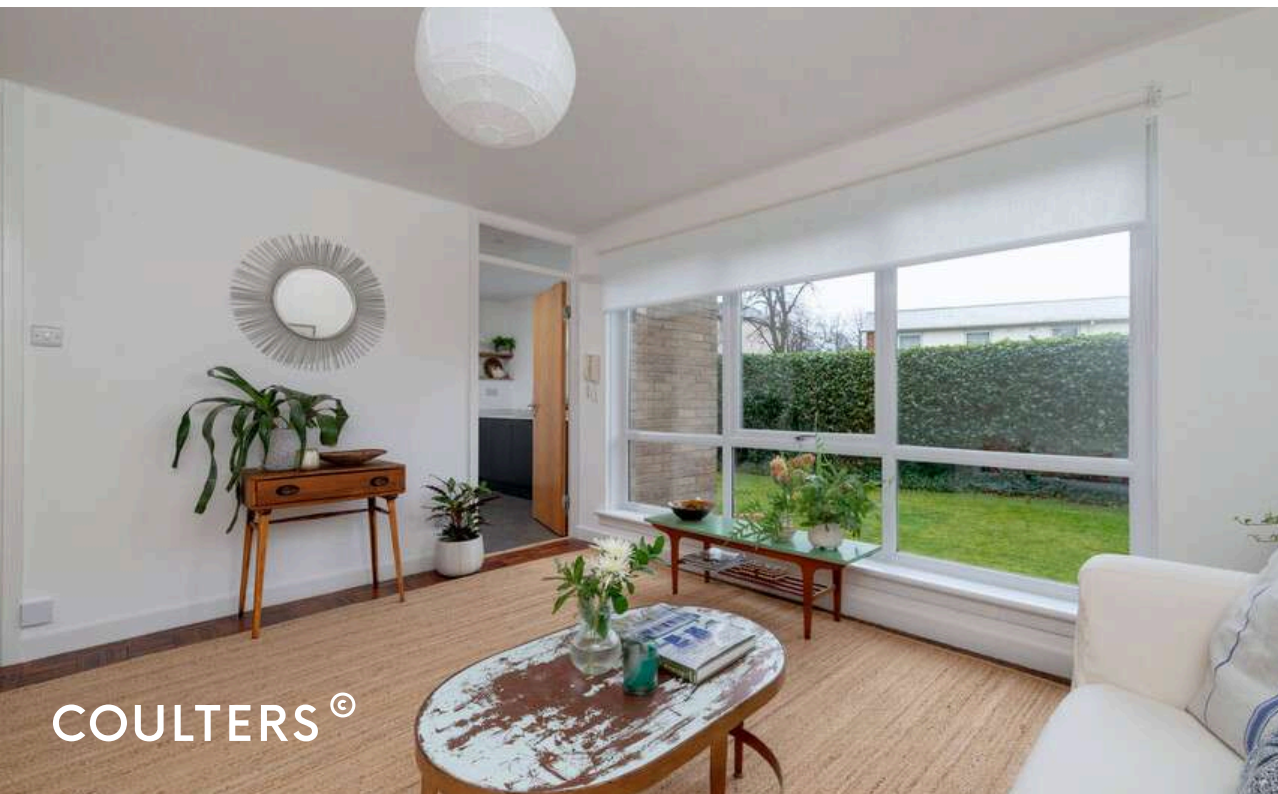
Private garage and residents car park.



Quiet development in highly desirable area.



Excellent local amenities nearby.





A versatile box room/home office situated off the reception hallway, a bright good sized double bedroom again overlooking the gardens and attractive shower room displaying a white suite.

The property features off peak electric heating (mains gas to property), UPVC double glazing, secure entry door system, private garage with lighting and power, well maintained landscaped garden grounds and the development is also part of the adjacent private Newhaven Park on Park Road.





THE LOCAL AREA

Situated to the north of the city, the leafy suburb of Trinity is a highly desirable area. Situated less than three miles from the centre of Edinburgh, the immediate area offers a broad selection of local amenities.

These are supplemented by shopping facilities at nearby Craighleith Retail Park and Ocean Terminal. Additional amenities can be found in the historic Newhaven harbour and the fashionable Shore area.

Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Regular bus services allow quick travel throughout the city, with the Airlink offering access to the airport.

EXTRAS

All blinds, light fittings, fitted flooring, integrated appliances including ceramic hob, fan assisted oven, canopy extractor, fridge freezer, washing machine and dishwasher are all included in the sale price.



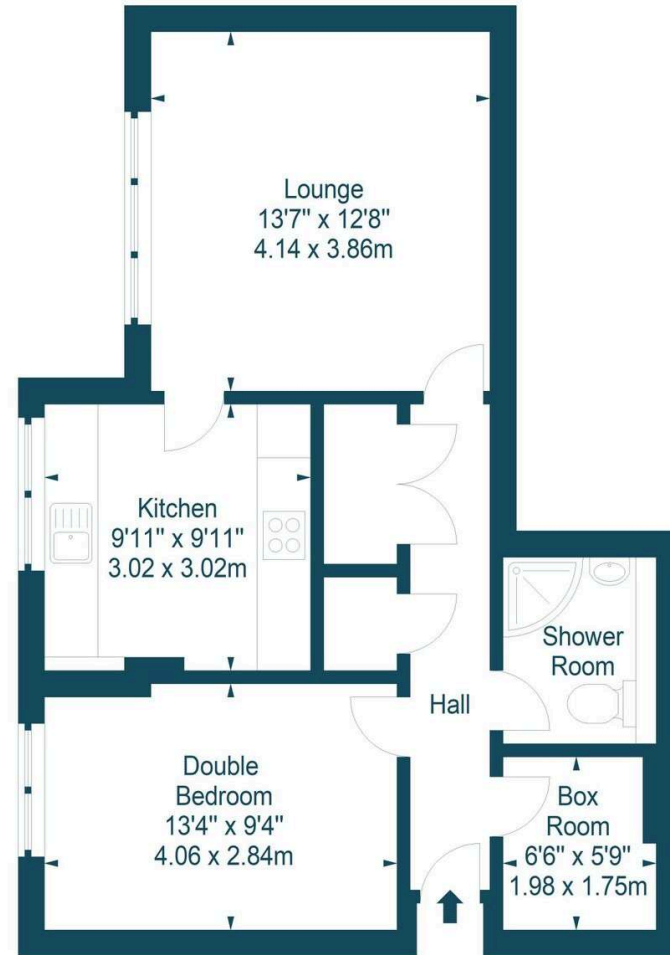
Belvedere Park,
Edinburgh,
Midlothian, EH6 4LR



Approx. Gross Internal Area
591 Sq Ft - 54.90 Sq M
Garage
Approx. Gross Internal Area
142 Sq Ft - 13.19 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.