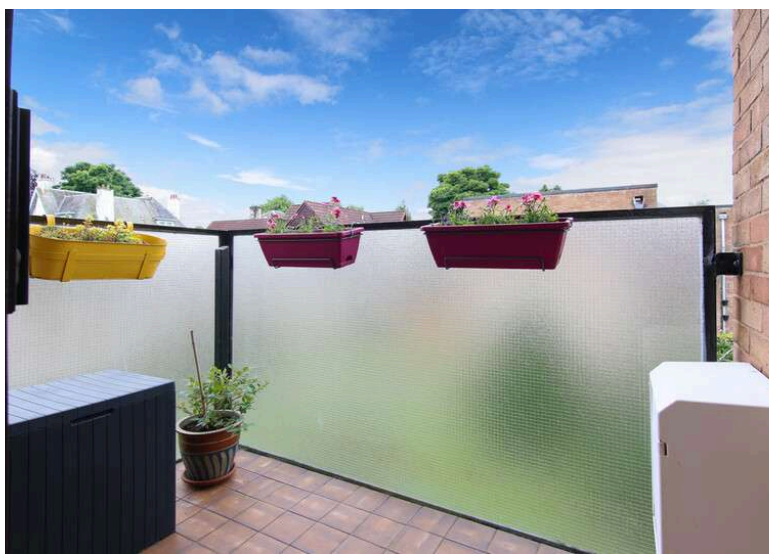




16/4 Wardie Dell
Trinity, Edinburgh, EH5 1AE





16/4

Wardie Dell

Bright and spacious three bedroomed flat, situated on the first floor of a secluded quiet residential development in Trinity.

- Entrance vestibule & Reception hall
- Living/dining room with balcony off
- Fitted kitchen
- 3 Bedrooms
- Bathroom
- Separate w.c.
- Gas central heating & Double glazing
- Private Garage & Residents' parking
- Well maintained communal grounds

Offers Over: £280,000

Home Report: £290,000

EPC Rating: B

Council Tax: E

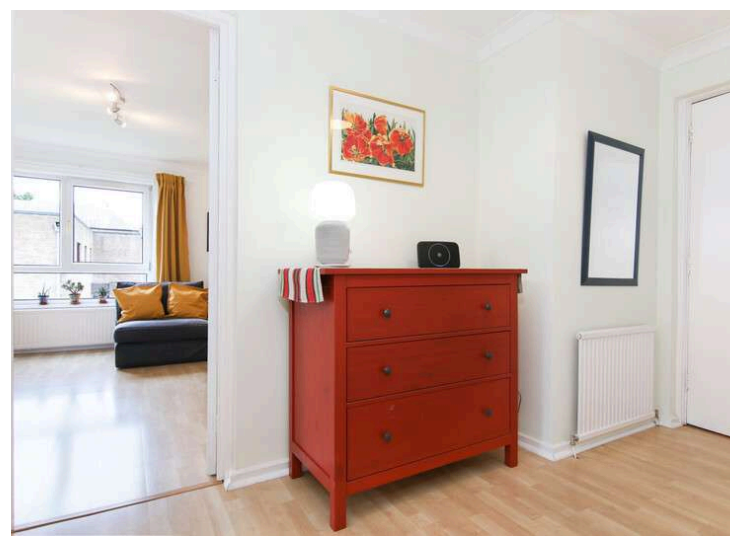
Tenure: Freehold

Situated in a quiet cul-de-sac and enjoying a lovely outlook this spacious first floor flat comprises entrance vestibule, hall with two storage cupboards, large open plan living/dining room with glass door to the west-facing balcony, a well equipped fitted kitchen, separate w.c, three bedrooms (two of which offer built in storage) and three-piece bathroom.

The property also benefits from gas central heating and double glazing, beautiful well kept communal gardens, residents' parking and a private garage.

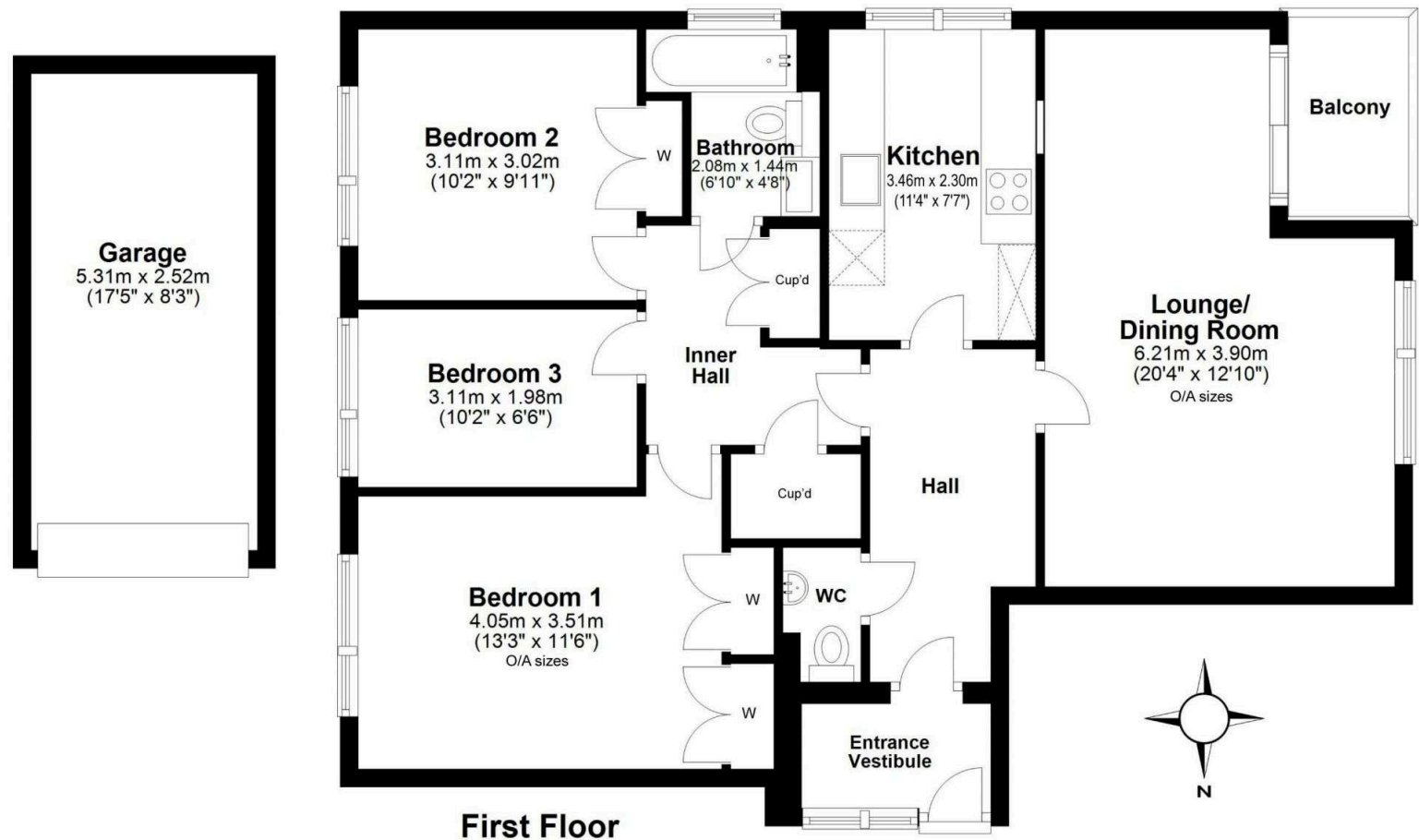
Residents Association: There is a charge of approximately £270 per annum to cover landscaping of the communal gardens and electricity to the garage.

Extras: To include all fitted carpets and fitted floor coverings, light fittings, blinds, curtains, electric hob, hood, oven, microwave, washing machine, dishwasher, and fridge/freezer.





Trinity is a most sought after and respected residential area and is located approximately three miles to the north of the City Centre. It offers a variety of local shops and Post Office services while neighbouring Goldenacre, Comely Bank and Stockbridge offer alternative facilities ranging from small speciality shops to large supermarkets. There are bars, restaurants and bistros in nearby areas and Edinburgh City Centre is readily accessible by bus, bicycle or car. A good choice of recreational opportunities in the vicinity includes Inverleith Park, Victoria Park, and the Royal Botanic Gardens. The property is situated near the Forth waterfront with coastal walks beside nearby Newhaven or Granton Harbours and there is easy access to an extensive network of cycle paths. Wardie is within the catchment area for excellent schooling at primary and secondary level



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.