



**3/5 New Cut Rigg, Trinity,
Edinburgh, EH6 4QR**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BRIGHT AND SPACIOUS

TWO BEDROOM FIRST FLOOR FLAT



This bright and spacious, two-bedroom, first floor flat has a fantastic location in a quiet development in the sought after Trinity district in Edinburgh, close to excellent local amenities, transport links, as well as Victoria Park and the Royal Botanic Garden. The property is very nicely decorated throughout, in neutral tones and is in walk-in condition. The accommodation consists of a communal entrance, with a lift to all floors, and an entry phone system, a vestibule, with a cupboard for coats and storage, a hall, with two generous cupboards, a lovely, sunny, south facing lounge overlooking the attractive, leafy grounds. The kitchen has a range of fitted units, integrated appliances, space for a table and chairs and a nice outlook over Victoria Park. The master bedroom has double fitted wardrobes and an ensuite shower room, with a mains shower, vanity unit and a window. There is a second double bedroom, with double fitted wardrobes, a nice outlook and a family bathroom. There is a well-kept communal garden and a landscaped car park, with an allocated parking space.

Communal, with entry phone and lift

Hall, with storage

Lounge

Kitchen

Master bedroom, with ensuite

Double bedroom

Family bathroom

Gas central heating

Double glazing

Communal garden

Allocated parking space

Factored by James Gibb - approx. £250 per quarter





TRINITY

The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including local shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible by bus and tram and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides major stores and a multi-screen cinema. There is a 24-hour Asda supermarket located within neighbouring Newhaven district and there is a Sainsburys local located on Craighall Road. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, dishwasher, washing machine, fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

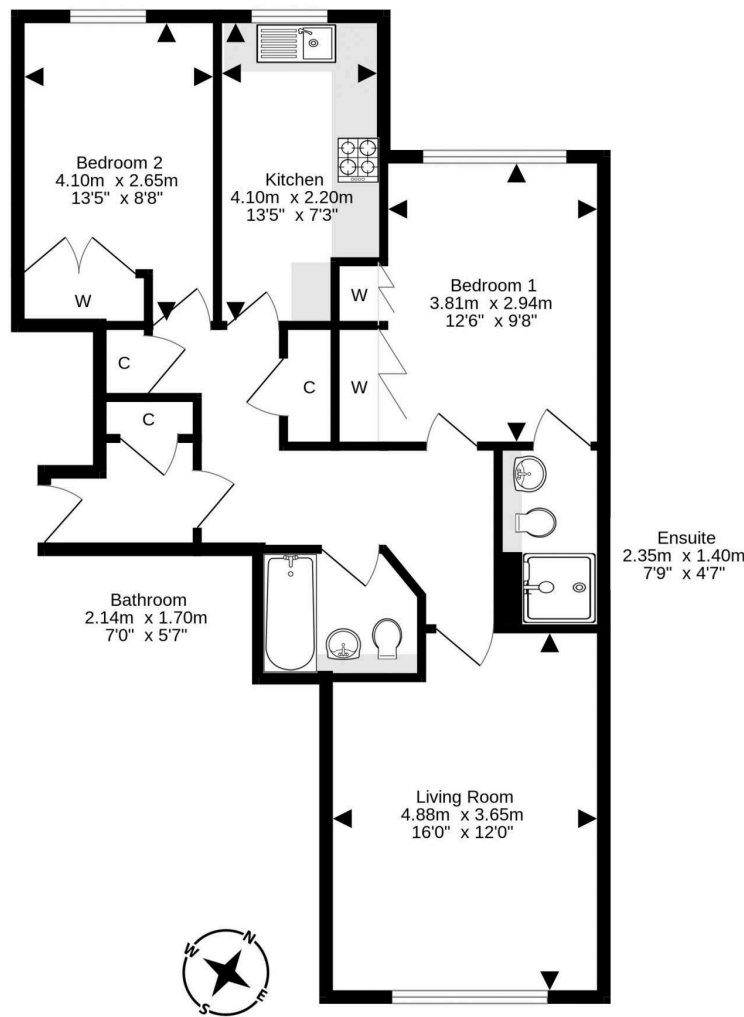
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Home Report Valuation

£290,000

EPC Rating

B



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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