







Offering versatile accommodation, including one/two reception rooms and three/four bedrooms, this double-upper flat is situated in desirable Trinity and is sure to appeal to a wealth of buyers, including families, professionals, couples, and rental investors alike. The home benefits from excellent amenities within easy reach, including shops on the doorstep, primary and secondary schools nearby, transport links across the city, and open spaces such as the waterfront and green space.

Extras: a freestanding cooker and fridge/freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

## FEATURES

- Double-upper flat in desirable Trinity
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Spacious, south-facing living room
- Bright fitted kitchen
- Versatile dining room/potential fourth bedroom
- Three further double bedrooms with built-in storage
- Bathroom with shower-over-bath
- Private rear garden
- Unrestricted on-street parking









"THE FLAT IS LOCATED  
CLOSE TO EXCELLENT  
AMENITIES AND SCENIC  
OPEN SPACES, SURE TO  
APPEAL TO A WIDE  
DEMOGRAPHIC."









EPC RATING:



COUNCIL TAX BAND:

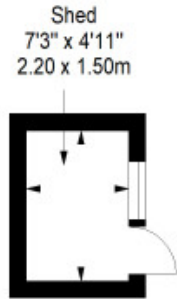


VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

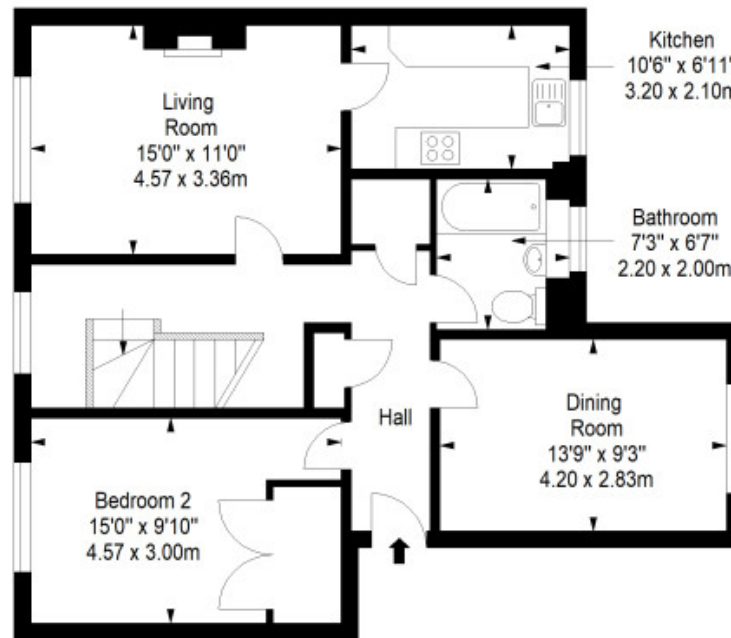
**Store**  
Approx. 0.8 sq. metres (8.6 sq. feet)



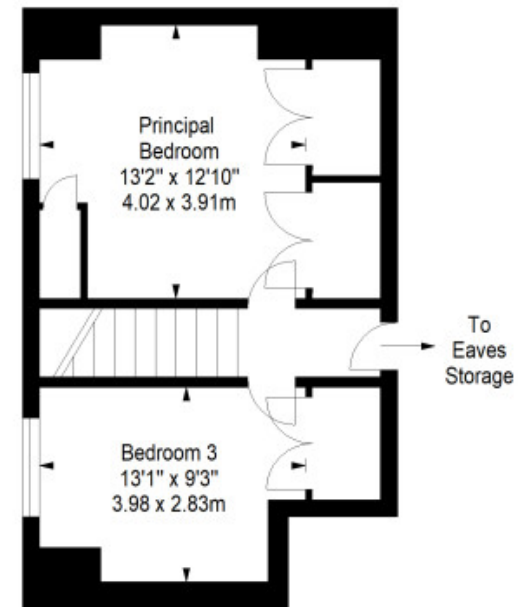
**Shed**  
Approx. 3.3 sq. metres (35.5 sq. feet)



**First Floor**  
Approx. 71.0 sq. metres (764.3 sq. feet)



**Second Floor**  
Approx. 35.6 sq. metres (383.2 sq. feet)



Total area: approx. 110.7 sq. metres (1191.6 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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