



**14 Dalmeny Road, Trinity,  
Edinburgh, EH6 4QY**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents



## BEAUTIFULLY PRESENTED

TWO-BEDROOM, MAIN DOOR, UPPER FLAT



This beautifully presented, two-bedroom, main door, upper flat has a lovely location, tucked away on a quiet, tree lined, cobbled street in the sought after Trinity area of Edinburgh, a stone's throw from the Water of Leith walk-way and cycle path, the Botanic Gardens, local amenities and good transport links. This property has been very nicely decorated throughout and benefits from double glazing, gas central heating, pretty communal grounds and an allocated parking space. There is a light filled dining lounge, with triple windows, overlooking the leafy grounds, a smart fitted kitchen, with modern white units, Bosch appliances, triple windows, a breakfast bar and a ceiling ainer. The main bedroom has a fitted wardrobe, with bi-fold doors, a leafy outlook and the second bedroom, with storage cupboard, is currently used as a dining room. There is also a hallway, with two cupboards and access to the large, partially floored attic, which has excellent conversion potential, subject to the usual permissions, and a very nice bathroom. The well-kept, attractive communal grounds are mainly laid to lawn, with a selection of trees.

Private entrance stair

Hallway, with storage

Dining lounge

Kitchen

Two double bedrooms

Bathroom

Double glazing and gas central heating

Large, partially floored attic

BT full fibre connection

Communal grounds

Allocated parking space and ample, unrestricted parking

Factored by Ross and Liddel - Annual fee approximately £500 includes block buildings insurance cover, garden and lighting maintenance and factor management fee





## 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 (shades not included), double oven, hob, washer dryer, dishwasher, 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](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

D

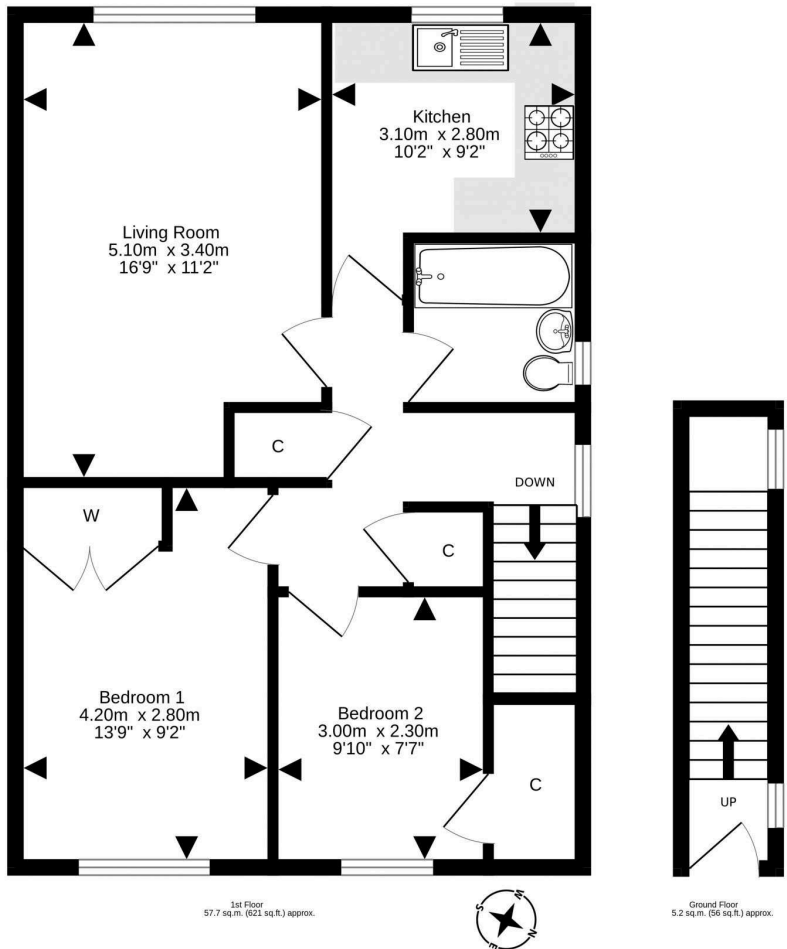
### Home Report Valuation

£285,000

### EPC Rating

C





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