



**5/2 Wardiefield, Trinity,  
Edinburgh, EH5 1RX**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## LOCATED WITHIN A PEACEFUL DEVELOPMENT

ONE BEDROOM, GROUND FLOOR, RETIREMENT FLAT



This attractive, one bedroom, ground floor retirement flat has a lovely location, exclusively for the over 60s (or with one person required to be 60 in a couple), tucked away in a peaceful development in the sought after Trinity area of Edinburgh, close to local amenities. This development is particularly nice, with well-kept communal gardens and residents parking. The flat has been very nicely decorated throughout, with complementary carpets, curtains and blinds and has a beautiful outlook to the sunny communal garden. The accommodation consists of a hall, with good storage, a spacious, bright lounge, a kitchen, with a good range of fitted units, appliances, a tiled floor, attractive splash back tiling and space for a table and chairs. The double bedroom has a generous fitted wardrobe and there is a very smart, newly fitted wet room. To the rear of the building there is the communal grounds, with an area of grass, mature planting, a bin store area and a seating area to enjoy good weather. There is residents parking to the front.

Communal hall with entry phone system

Hall, with storage

Lounge

Breakfasting kitchen

Double bedroom with fitted wardrobe

Newly fitted wet room

Double glazing

Electric storage heating

Store

Communal garden

Residents parking

Residents' committee approx. £140 every 6 months for garden maintenance and stair cleaning





## 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, curtains, blinds, light fittings, oven, hob, washing machine and 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

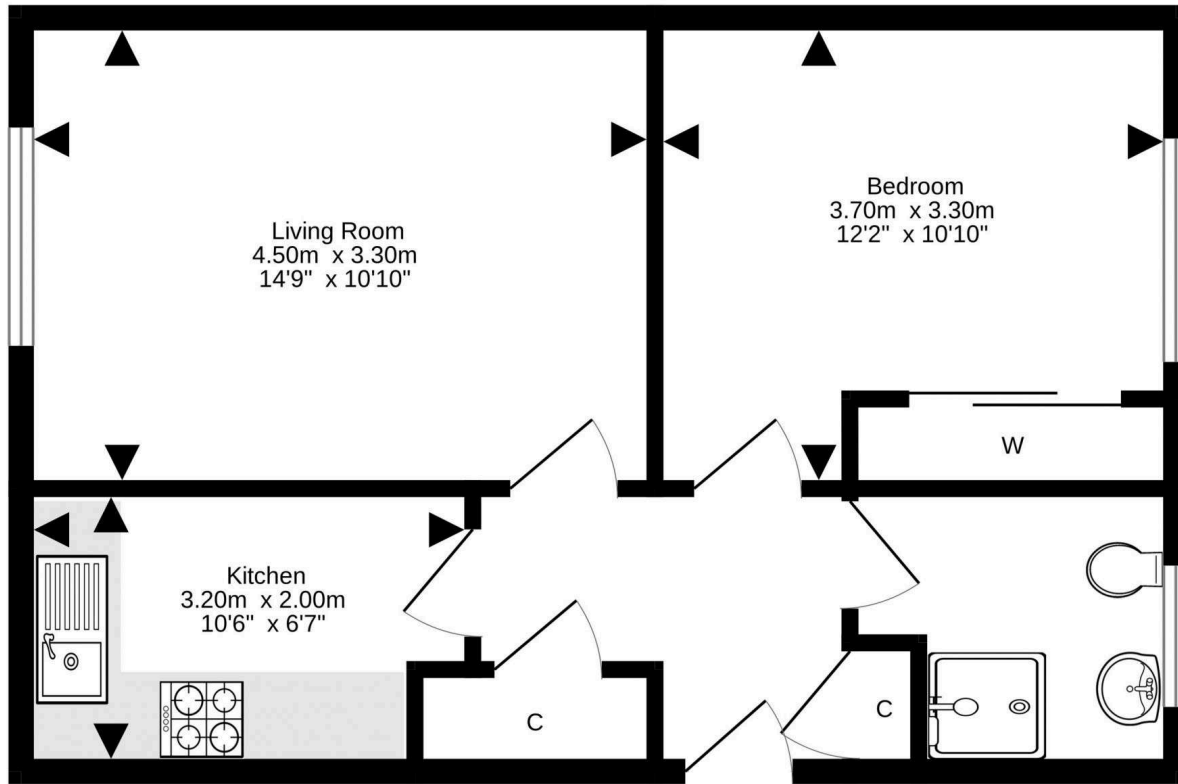
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### Home Report Valuation

£130,000

### EPC Rating

D



TOTAL FLOOR AREA : 43.7 sq.m. (470 sq.ft.) approx.  
 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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89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029  
 e: [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk) ♦ w: [www.elpamsolicitors.co.uk](http://www.elpamsolicitors.co.uk)

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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