



4 Gosford Place  
Trinity, Edinburgh, EH6 4BJ



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**Beautifully presented, stylish 2 bedroom main door flat with private front garden & shared rear garden**

- Superb sitting/dining room
- Open plan to fitted kitchen
- Double bedroom 1
- Double bedroom 2
- Stylish shower room
- Utility cupboard
- Charming period features
- Private front garden & shared garden
- Unrestricted on street parking
- Gas central heating & double glazing



**Offers Over: £360,000**

**EPC Rating: D**

**Council Tax: D**

**Tenure: Freehold**

Further information can be found in the home report.

# About the Property

Located in a peaceful residential street in the highly sought after area of Trinity, this impressive main door flat forms part of a traditional tenement. The interior of the property is extremely stylish having been extensively renovated throughout, including a new bespoke fitted kitchen. Tasteful decor compliments charming period features, such as decorative cornicing, traditional tiling, stripped and oiled floorboards and an attractive fireplace in the sitting/dining room.

The property overlooks lovely shared gardens that lead onto Victoria Path which in turns connects the cycle path and the Water of Leith. To the front of the property is a south-west facing private garden and to the rear is a shared garden.

## Extras

All fitted floor coverings, light fittings (except shades), fitted blinds and plantation shutters, the Hotpoint hob, oven, fridge/freezer and dishwasher, the extractor hood and Neff microwave, are included in the sale price. Further items may be available by separate negotiation.





## Location

The property lies in the affluent and established residential district of Trinity, approximately 2 miles from the city centre and close to the Firth of Forth. This is a high amenity district with pleasant leafy streets and a fine local park with an active tennis and bowling club. There is fantastic local shopping at Goldenacre and a Morrisons, Waitrose, Sainsbury's and Asda supermarkets all nearby. The Royal Botanic Gardens are also within easy reach. The cosmopolitan waterfront areas of Leith and Granton Harbour are close and include excellent shopping and dining facilities at the Ocean Terminal shopping centre and Commercial Quay. Excellent schooling is represented in the state and private sector.

# Floor Plan

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Approx. Gross Internal Area  
785 Sq Ft - 73 Sq M  
For identification only. Not to scale.  
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Ground Floor



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