



4/1 Trinity Court
Trinity, Edinburgh, EH5 3LF



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4/1

Trinity Court

Delightful 3 bedroom ground floor flat with private garden to the front, side and rear and located in a peaceful cul-de-sac

- Lovely sitting/dining room
- Kitchen
- 3 double bedrooms
- Shower room
- Large walk-in storage cupboard
- Peaceful cul-de-sac setting
- Desirable residential area
- Extensive private garden to the front, side & rear
- Unrestricted on street parking
- Electric heating & double glazing



Offers Over : £230,000

EPC Rating: E

Council Tax: D

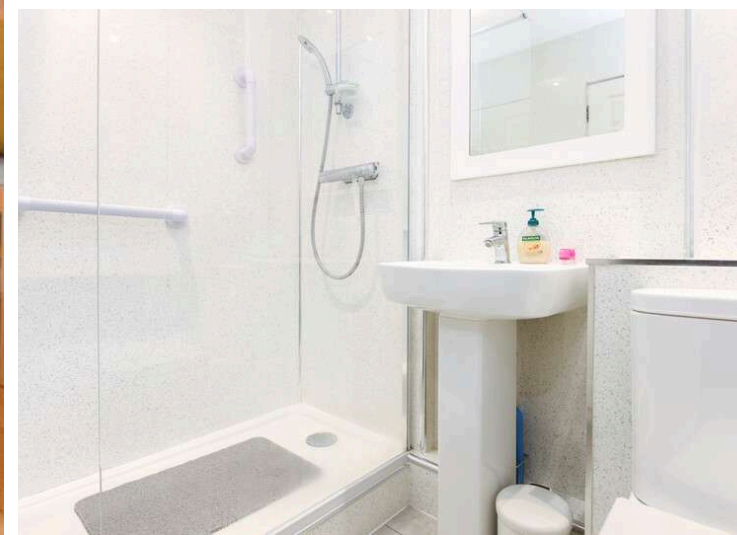
Tenure: Freehold

About The Property

Located in the highly sought after residential area of Trinity, this superb 3 bedroom ground floor flat forms part of a development in a peaceful cul-de-sac setting. The property benefits from a large private garden to the front, side and rear which can be accessed from the sitting/dining room. The interior is bright and well proportioned throughout and offers ideal accommodation that will appeal to a variety of buyers.

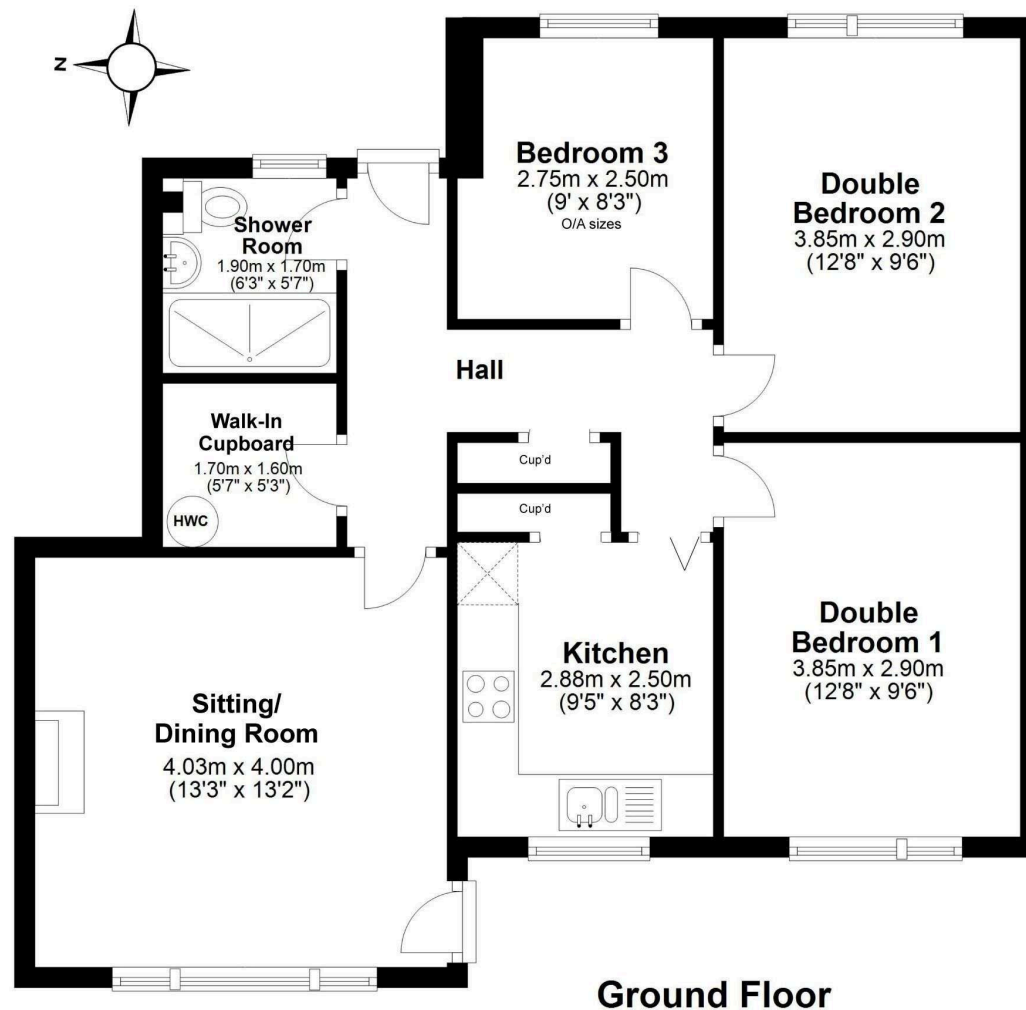
Extras

All blinds, light fittings, hob, oven, extractor hood, fridge/freezer, slimline dishwasher and washing machine are included in the sale price. The garden shed is also included in the sale price.



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.



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WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 2627 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

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