









Offers Over  
**£395,000**

## 20 South Trinity Road

Trinity | Edinburgh | EH5 3NR

A fantastic opportunity has arisen to purchase this beautifully presented double upper flat located in the prime residential area of Trinity. Close to local amenities and within easy reach of the City Centre, the well proportioned accommodation is flexible and could offer three bedrooms if desired. This property is bound to have a wide appeal in the market and viewing is highly recommended.

-  2 bedrooms
-  2 public rooms
-  1 bathroom
- GCH & DG
-  Unrestricted on street parking
-  EPC rating – E
-  Council tax band - E



## Description

In true move in condition the property is accessed via a private main door with stairs leading to the first floor and entrance hallway. The lounge is bright and airy with a customised sliding door and feature fireplace, and could also be utilised as a bedroom, with the current dining room becoming the lounge. The dining room opens into the modern dual aspect kitchen which has sleek white walls and base units with co-ordinated worktops and subway style splashback tiling. Carpeted stairs lead you to an upstairs landing with a velux window with storage cupboards, and two double bedrooms, both with built in storage. Completing the accommodation is the stylish fully tiled four piece bathroom, with a separate shower cubicle, bath with hand held shower attachment and heated towel rail. The property further benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings will be included in the sale along with the induction hob and electric oven, fridge/freezer, washing machine, tumble dryer and integrated dishwasher.

## Parking

There is on unrestricted on street parking outside and in the surrounding streets.

## Viewing

By appointment through Neilsons (0131 625 2222).







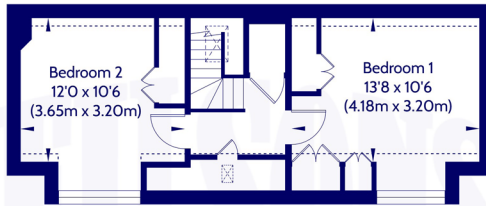
## Location

The popular and established district of Trinity lies to the north of the City Centre and boasts charming streets and fantastic nearby green spaces including Inverleith Park, Victoria Park and the magnificent Royal Botanical Gardens. Pleasant walks can be taken along the Forth waterfront or the Water of Leith Walkway from where there is easy access to an extensive network of cycle paths. Stockbridge is also within walking distance. Excellent local shops and services provide for day to day needs with a choice of supermarkets available within a short drive. Further amenities can be found in neighbouring Newhaven, which has a great selection of brunch spots, pubs, restaurants and a large 24-hour Asda. Ocean Terminal also provides extensive retail facilities as well as a multiscreen cinema complex and gym. Highly regarded schooling is available from nursery to secondary level and excellent local bus services provide swift access to the City Centre and surrounding areas.

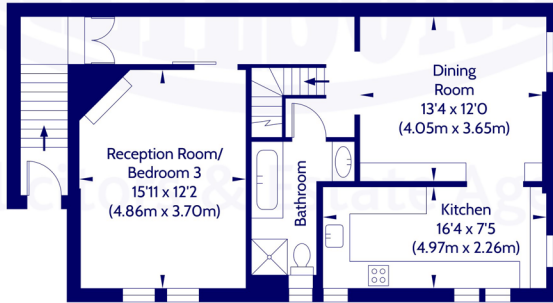




Approx. Gross Internal Floor Area 100.75 Sq M / 1084 Sq Ft.



Second Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

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2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

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72 High Street  
Bonnyrigg

