



Trinity, Edinburgh

25 DERBY STREET, EDINBURGH EH6 4SQ

Set on a spacious corner plot on a desirable street in Trinity, this bright, two bedroom main door floor flat, with period features and flexible layout, offers well-proportioned accommodation with private front and rear gardens, garage and off-street parking.

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Description

The property is a lovely, main door sandstone flat in sunny corner position.

- Entrance hall with large storage cupboard
- Bay-fronted sitting room with gas fireplace
- Spacious dining room
- Galley kitchen with access to garden
- Two good-sized double bedrooms
- Modern shower room
- Gas Central Heating and Double Glazing
- Private front and rear gardens
- Single garage with gated driveway

Location

Conveniently located between the local amenities of Newhaven Road and Craighall Road, Derby Street is a quiet residential street, with all the benefits of city living. The property benefits from easy access to the wide array of eateries, supermarkets and stores at Ocean Terminal Shopping Centre and is also close to the stylish restaurants at Newhaven Harbour. The beautiful open spaces of Victoria Park with its tennis courts are within easy reach and the nearby North Edinburgh Cycle Network offers cycling and walking routes leading into town and down to the shore at Newhaven. Regular bus services connect with Edinburgh City Centre as well as the surrounding areas and there is easy access by car onto Ferry road, leading to the City Bypass and motorway network for commuters.

Council Tax

Band E

Extras

Curtains and white goods are included in the sale.

Viewing

By appointment with Agents: Tel: 0131 467 7550



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 800 SQ FT / 74.8 SQ M
 EXTERNAL OUTBUILDING FLOOR AREA 188 SQ FT / 17.6 SQ M
 TOTAL COMBINED FLOOR AREA 888 SQ FT / 82.3 SQ M
 All measurements and fixtures should be independently verified.
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