

# 45a York Road, Trinity Edinburgh, EH5 3EG

OFFERS OVER £210,000



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- Period ground floor flat (Circa 1853)
- Part of the former detached Victorian Railway Station
- Located in an oasis of calm minutes from the seafront
- Hall, living room and kitchen
- Double bedroom and shower room
- Gas central heating
- Private garden space with summerhouse
- Peaceful 'hideaway' setting off York Road
- EPC E

### Description

This ground floor flat is one of four properties in a converted detached former railway Station (circa 1853). It enjoys a tranquil sylvan setting, with views to the Firth of Forth, and is near to the Trinity Path cycle and walkway which leads to Leith and the city centre (2miles). The flat will suit purchasers of all age groups prepared to undertake some cosmetic improvements. The layout (44sqm) provides a hallway, living room, kitchen, large double bedroom with wardrobe and shower room. The building is of solid stone construction. The station opened in 1842 and operated until it closed to passenger traffic in 1967





### Gas Central Heating

The property benefits from gas central heating with a new boiler installed in December 2023.

### Garden & Access

The flat has a private area of garden which is gravelled with planting, monoblocked and paved and includes a summerhouse. Access is with a right of way through a gate from York Road and Trinity Crescent.

### Garage

There is an option to purchase a single lock up terraced garage by separate negotiation. This is located just yards from the property.

### Location

Despite being an idyllic peaceful location, this flat is close to the shore line midway between Granton and Newhaven harbours. There are restaurants in close proximity and the nearby vibrant Shore (Edinburgh's Waterfront) offers additional bars, restaurants and coffee shops to suit all budgets. Ocean Terminal Retail Park is nearby, as are several main supermarkets. The city centre is approximately 2 miles away and excellent bus services operate, including an airport bus. The property is within the protected Trinity Conservation Area. There are great opportunities for cycling and walking, both on the nearby Trinity Path to Leith, Canonmills, the City Centre and Murrayfield and along the waterfront.

### Valuation

The mortgage valuation is £215,000 and the Home Report is available from the ESPC website.

### Council Tax and EPC

The property lies in Council Tax Band B and has an E rated Energy Performance Certificate.

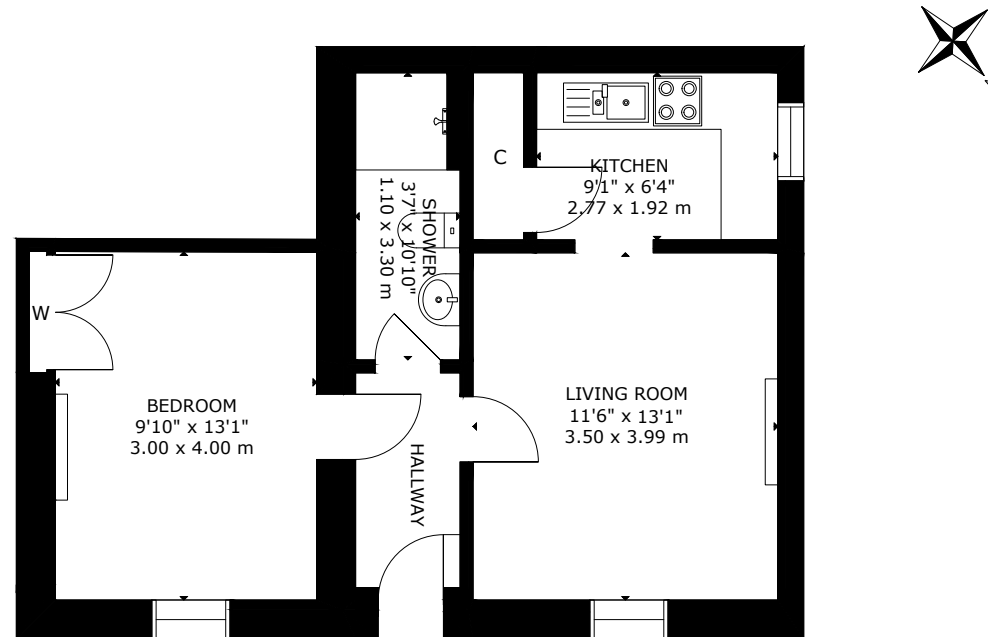
### Extras

The fitted carpets, curtains, and kitchen appliances (cooker, fridge, freezer and washing machine) are included in the sale price. The summerhouse is also included.

### Viewing

To view telephone Agents 0131 229 3399 (or 07595820611 out with office hours).





GROUND FLOOR

45A YORK ROAD, EDINBURGH, EH5 3EG

APPROXIMATE GROSS INTERNAL AREA 469 SQ FT / 44 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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