

45d York Road, Trinity Edinburgh, EH5 3EG

OFFERS OVER £215,000



drummondmiller



- First floor flat of detached former Victorian Railway station
- Accessed on the level along the original station platform
- Unique stone built property with bright south facing aspect
- Sun porch, internal hall, living room and refitted kitchen with breakfast bar
- Double bedroom, study and bathroom
- Gas central heating and period fireplace
- Own enclosed garden with greenhouse
- Peaceful 'hideaway' setting off York Road and near the shore
- EPC E

Description

This truly unique property is a flatted conversion forming part of the detached former Trinity Rail Station (circa 1853) It enjoys a tranquil, sylvan setting beside an off-road cycle and walk way, the Trinity Path, which leads to the city centre 2 miles away. The flat will suit purchasers (and rail enthusiasts) prepared to undertake cosmetic improvements. The layout (57 sqm) provides a south facing sun porch and living room, an internal hall, kitchen with breakfast bar, double bedroom with fitted wardrobes, bathroom and a study. It has character and retains some of the old rail infrastructure such as the frontage and the platform. The living room was originally the station waiting room. Dating back to 1853, this stone building now comprises four properties. The station opened in 1842 and closed to passenger traffic in 1967.





Gas Central Heating

The property benefits from gas central heating operated by a boiler which is regularly serviced.

Garden & Access

The flat has a garden in a unique and tranquil setting with direct access to the cycle/walk way at Trinity Path, which is a former railway line steeped in history. There is a small triangular strip of land on the garden which is owned by the Council and rented in perpetuity which is outlined in the title plan. The current owner had used this land for over 40 years and maintained a very productive vegetable plot. Access to the property can be gained 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

This 'hideaway' setting directly fronts Trinity Path, which is a quiet off-road cycle and walk way (once a rail line). It is very close to the shore line and midway between the harbours of Granton and Newhaven. The property is within the protected Trinity Conservation Area which boasts numerous prestigious homes. 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.

Valuation

The mortgage valuation is £220,000 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.

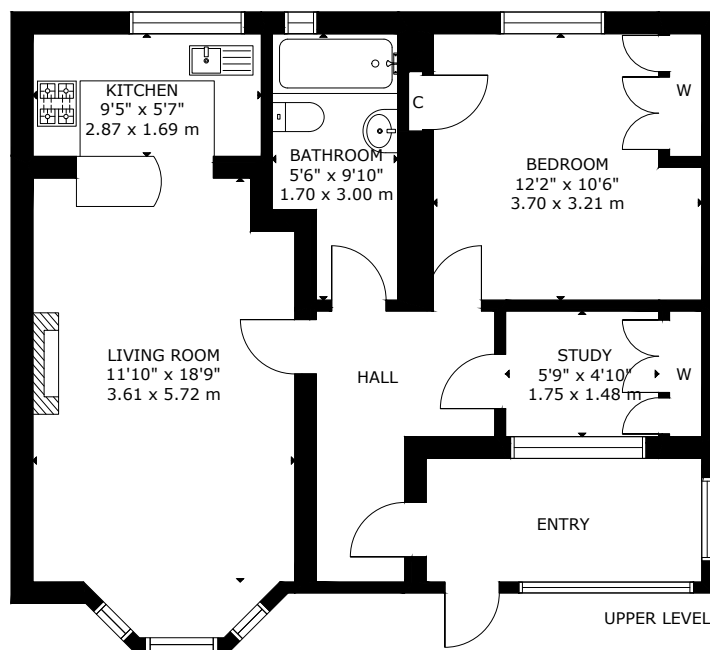
Extras

Blinds, curtains, cooker, fridge, dishwasher and washing machine are all included in the sale price. The green house in the garden is also included.

Viewing

To view telephone Agents on 0131 229 3399 (or 07595 830611 out with office hours). If arriving by car you are best to park on York Road and take a short walk from there.





45D YORK ROAD, EDINBURGH, EH5 3EG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 614 SQ FT / 57 SQ M

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

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