



Trinity, Edinburgh

5/6 KINGHORN PLACE, EDINBURGH EH6 4BN

A stylishly decorated, generously proportioned flat with some lovely period features situated on the second floor of a traditional building tucked away in a quiet corner of Trinity offering bright, dual-aspect living space with pleasant views and versatile accommodation.





DESCRIPTION

This generous flat located in a leafy residential area in sought after Trinity close to excellent amenities. The accommodation comprises:

- Beautifully presented Second Floor Period Flat
- Quiet Cul-De-Sac Location
- Entrance Hall
- Sitting Room with Gas Fireplace and Castle Views
- Large Dining Kitchen with Leafy Outlook
- Double Bedroom
- Box Room
- Bathroom
- Partial Double-Glazing
- Gas Central Heating
- Shared West-Facing Garden

LOCATION

Kinghorn Place is a short, residential no-through road, located in the vibrant Newhaven area of Edinburgh, offering a harmonious blend of urban convenience and scenic beauty tucked away off tree-lined Gosford Place in the north of the city. There are local amenities just moments away on Newhaven Road and Ferry Road, whilst the open spaces of Victoria Park are within walking distance. The Royal Botanic Garden and Inverleith Park are also conveniently close and offer further tranquil green spaces ideal for relaxation and recreation.

There is a large Asda superstore at Newhaven. The bustling bars and coffee shops of the cosmopolitan and fashionable Shore, complete with Michelin star establishments and stylish bars are also nearby and can be accessed via the Water of Leith Walkway.

Running adjacent to the rear of the property, the North Edinburgh Cycle Network offers excellent free traffic links to many parts of the city.

Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city, with the Airlink offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.

COUNCIL TAX BAND

Band C

EXTRAS

Window blinds and fridge freezer are included in the sale.

VIEWING

By Appointment with Agents: Tel: 0131 467 7550





SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 674 SQ FT / 62.7 SQ M

KINGHORN PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 674 SQ FT / 62.7 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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