

● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £415,000

45 East Trinity Road, Trinity, Edinburgh EH5 3DL



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Substantial Traditional First Floor Flat In Highly Sought After Area Upgrading and Decoration Beneficial - Excellent Potential

A fantastic opportunity has arisen to acquire a substantial first floor flat forming part of a handsome traditional building (c1890) in the highly desirable district of Trinity lying north of the city centre, convenient to local amenities, schools and transport links.

This particularly impressive property offers deceptively spacious accommodation, generous in size and convenient in layout. Well maintained with enhancing period features and excellent storage, the elegant interior comprises: welcoming reception hall, delightful lounge with box bay window, three good-sized double bedrooms (one currently used as a formal dining room), useful study, shower room, large fitted dining kitchen with range style cooker & dishwasher and utility area off with automatic washing machine. While well presented with the added comfort of gas central heating and double glazing, upgrading and decoration would now be beneficial. An entryphone system provides security to the attractive part tiled entrance/stairway which in turn gives access to a delightful shared garden.

ACCOMMODATION (WIDEST POINTS)

Lounge	6.68 m x 3.76 m / 21'11" x 12'4"
Dining Room/Bedroom 3	5.89 m x 3.81 m / 19'4" x 12'6"
Kitchen/Breakfastroom	5.87 m x 3.76 m / 19'3" x 12'4"
Bedroom 1	5.72 m x 3.63 m / 18'9" x 11'11"
Bedroom 2	5.72 m x 3.00 m / 18'9" x 9'10"
Study	2.44 m x 2.16 m / 8'0" x 7'1"
Bathroom	3.40 m x 1.70 m / 11'2" x 5'7"
Utility	1.35 m x 1.35 m / 4'5" x 4'5"



LOCATION

Trinity is a long-established residential area ideally situated for access to the city's finest amenities. Local convenience shopping is readily available with a wider range of facilities nearby at Newhaven, Canonmills and Stockbridge/Comely Bank. The vibrant Shore district is also easily accessible, offering reputable restaurants & bistros, bars and the Ocean Terminal with shopping mall, gym and multi-screen cinema. Schools catering for all age groups are also in the area, the property currently in the catchment for Trinity Primary and Trinity Academy. Excellent recreational facilities in the vicinity include leisure centres, parks, tennis club, a swim centre, access to the Water of Leith Walkway offering lovely scenic walks/cycling and pleasant walks through the delightful Royal Botanic Garden. Nearby Ferry Road has distinct location advantage in terms of accessibility to Edinburgh International Airport, the Queensferry Crossing and city by-pass linking with major motorway network.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

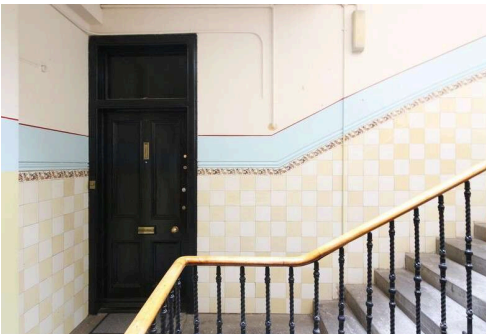
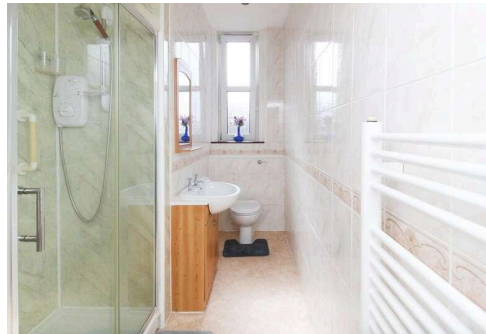
GARDEN/STAIR An annual payment of currently £125 is payable for stair cleaning and garden maintenance.

EXTRAS All fitted floor coverings, curtains and blinds.

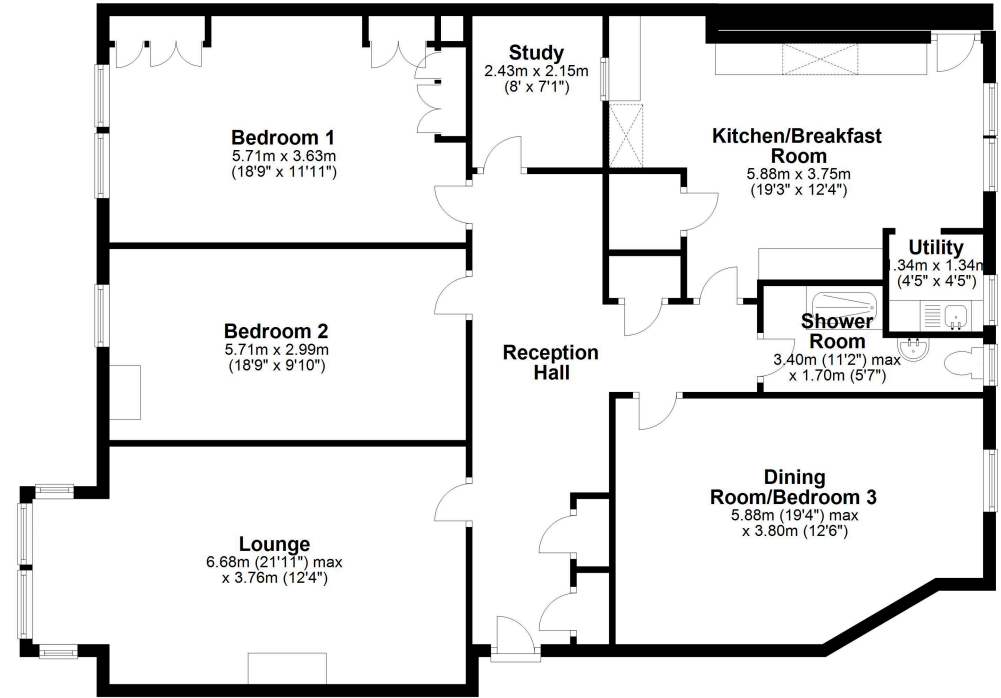
EPC RATING C

VIEWING By appointment, please telephone 0131 554 6244





45/2 East Trinity Road



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.