




McEwan Fraser Legal
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32/7 Gosford Place

TRINITY, EDINBURGH, MIDLOTHIAN, EH6 4BH



Trinity

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“... The district is purely residential in nature and is situated just north of the New Town ...”

There are parts of the city which, because of their location and character, stand head and shoulders above all others. Morningside might be one, Comely Bank may be another but Trinity, without a doubt, certainly is.

The district is purely residential in nature and is situated just north of the New Town connected to it by Inverleith Row as well as Warriston Path, a popular cycle path/walkway.

It comprises a wide variety of substantial property styles ranging from very large detached stone built villas to spacious flatted properties, all completed before the turn of the century.

The local 24-hour Asda supermarket and nearby Ocean Terminal shopping centre accommodate a broad range of shopping needs.

A few moments away, Leith waterfront provides a host of cafés, galleries and Michelin-starred restaurants. Each year the Leith Arts Festival showcases a vibrant mixture of art and music from around the world. A number of open-air recreational facilities are within easy reach of the area.

The Royal Botanic Garden, a number of public parks, and the picturesque village and harbour of Newhaven offer a choice of pleasant destinations for an afternoon walk.

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An excellent opportunity has arisen to acquire this one bedroom top floor flat which is well located within the popular Trinity area of Edinburgh. From within the property, you can enjoy picturesque views of Edinburgh Castle and the Pentland Hills. Viewing is highly recommended.

Internally, this accommodation is in immaculate decorative order. The entrance hallway has a cloak cupboard and an over-head meter cupboard and the bright and spacious sitting room benefits from a feature gas fire including surround, a bay window, an Edinburgh press cupboard and period cornicing.

The fully fitted, partially tiled kitchen/diner includes an integrated 4 gas hob/oven, extractor hood, traditional pulley system, a storage cupboard which houses the boiler and a walk-in larder. Upgrades to the kitchen include a new sink and worktops.

As well as the double bedroom there is also a box room which is currently used as a home office, includes over-head storage and is accessed via a sliding door.

The three-piece, partially tiled bathroom

benefits from an over-head shower, a chrome heated towel rail and an extractor fan.

There is also the potential of reconfiguration to transform the property from a one into a two bedroom flat, by simply relocating the kitchen into the current box room. Relative consent should be sought before any amendments were to be made.

Improvements made to the property in recent years include walls having been repaired and replastered, visible real wood flooring repaired, sanded and treated, restoration of most internal doors as well as the sitting room fireplace upgraded.

This property also benefits from a secure door entry system, gas central heating including a smart meter which was installed approx. 2019, full double glazing, high ceilings throughout and a communal garden to the rear of the property which is accessed via the stairway.

Finally, there is more than adequate unrestricted on-street parking which accommodates for residents and visitors alike.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

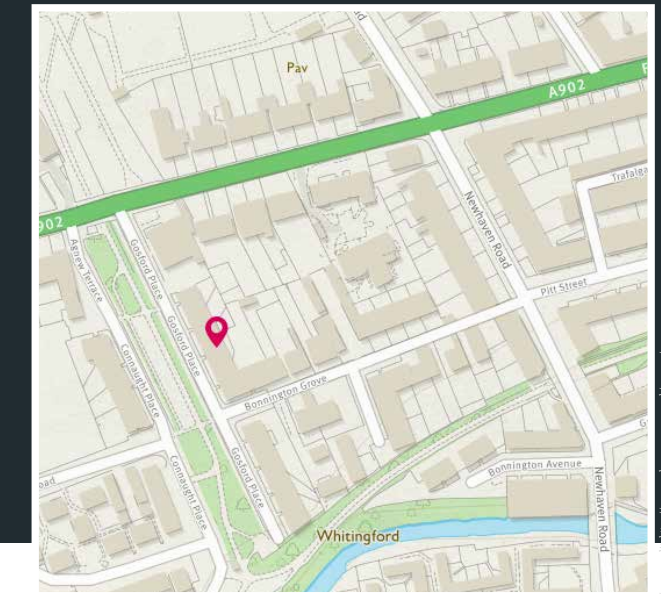


Approximate Dimensions (Taken from the widest point)

Lounge	5.84m (19'2") x 3.66m (12')
Kitchen	4.78m (15'8") x 3.36m (11')
Bedroom	3.65m (12') x 3.10m (10'2")
Box Room	2.80m (9'2") x 1.72m (5'8")
Bathroom	2.60m (8'6") x 1.33m (4'4")

Gross internal floor area (m²): 68m² | EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



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