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THE LOCATION

Trinity comprises a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern developments.

The area has most requirements covered, local convenience shops can provide the daily essentials, The Starbank Inn and The Old Chain Pier pub are close by as well as numerous restaurants a short stroll away at Newhaven Harbour. The Shore is a twenty-minute walk from the property providing a host of café's galleries and Michelin starred restaurants. Great Junction Street provides more extensive facilities including the usual banking, building society and post office services.

A number of open-air recreational facilities

are within easy reach of the area. The Royal Botanic Gardens, Victoria Park and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk. In the warmer months, Portobello and Crammond beaches are also within easy reach of this location.

Regular bus services run to and from the city centre and surrounding areas. There are numerous cycle paths within close proximity, which means you can be in town in fifteen minutes and have unlimited access to the rest of the city.



THE PROPERTY

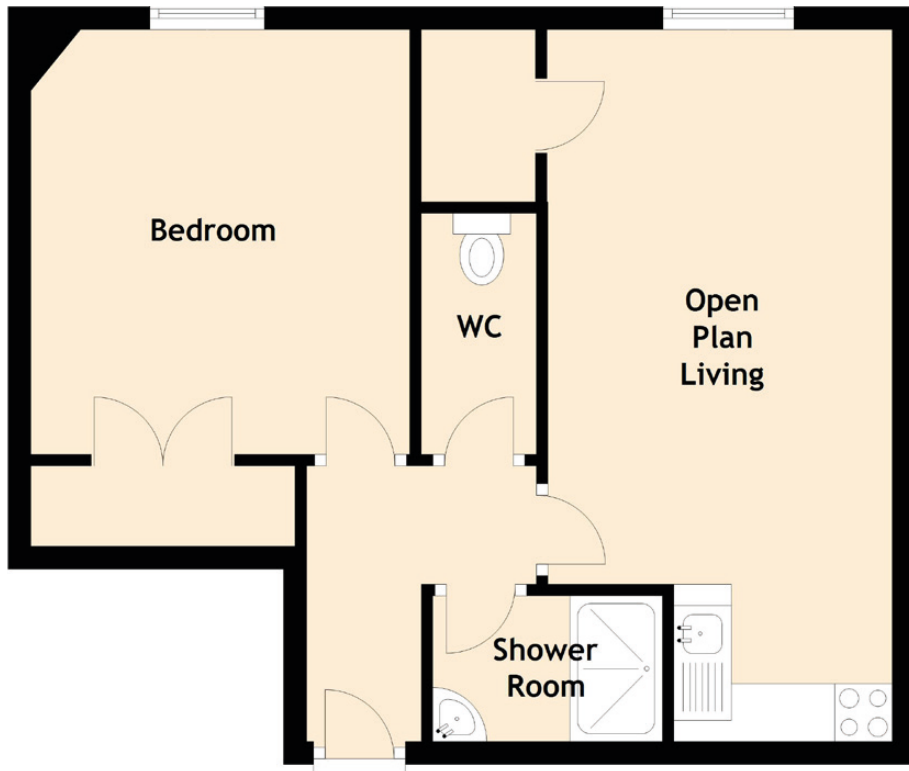
New on the market is this traditional one-bed top floor tenement flat in the popular residential area of Trinity, situated to the north of Edinburgh city centre.

Internally the accommodation has been well cared for by the current owner and retains a number of original features. Briefly comprising, an entrance hall with secure entry phone and a fresh, separate W.C. The open lounge has original floors and offers plenty of natural light from the windows that have views over Wardie playing fields and the splendid Firth of Forth. The open kitchen is well equipped and is fitted with a range of base and wall mounted units, a breakfast bar, white goods and appliances. A spacious double bedroom with built-in wardrobes

overlooks the communal garden at the rear and provides ample space for furnishing arrangements should you require. A crisp, partially tiled shower room completes the rooms. The accommodation further benefits from a gas central heating system and double glazing windows to ensure a cosy living environment all year round.

Externally the property has a well kept communal garden to the rear with laid lawn and unrestricted on-street parking is also available to the front of the property.





Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.20m (20'4") x 3.00m (9'10")
Bedroom	3.70m (12'2") x 3.30m (10'10")
Shower Room	2.00m (6'7") x 1.35m (4'5")
WC	2.11m (6'11") x 1.00m (3'3")

Gross internal floor area (m²): 40m²

EPC Rating: D

Extras (Included in the sale): All fixtures, fittings, floors coverings, white goods, appliances, wall mounted TV, double bed frame and two bedside cabinets.

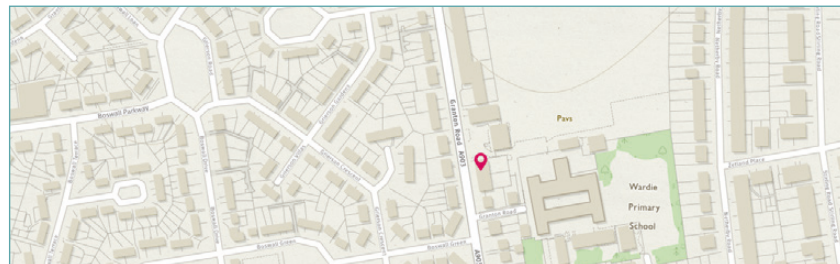


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