



lindsays

7/4, Trinity Way,
Edinburgh, EH5 3PY

"An elegant top floor flat which enjoys stunning views and benefits from an allocated parking space"

- Welcoming hall
- Elegant sitting room
- Bright dining kitchen
- Master bedroom with en-suite bathroom
- Second double bedroom with en-suite shower room
- Separate wc
- Gas central heating
- Sash and case windows
- Allocated parking space
- Landscaped communal gardens

EPC Rating D

FIXED PRICE £340,000

£35,000 BELOW HOME REPORT VALUE



Description

An elegant top floor flat which benefits from an allocated parking space and enjoys stunning views, situated within a handsome stone built C Listed building, located in the highly regarded area of Trinity. This superb property offers a delightful home which enjoys views of Edinburgh Castle, Arthur's Seat and the Salisbury Crags. Set within landscaped communal gardens the property boasts well maintained communal areas with a large shared entrance leading through to a beautiful stairwell with feature spiral staircase and cupola providing natural light. In brief the accommodation comprises; welcoming hall with three storage cupboards, elegant sitting room with feature fireplace and ornate cornicing, bright dining kitchen which can be accessed via the hall or sitting room, master bedroom with en-suite bathroom, second double bedroom with en-suite shower room, and additional wc.

Area

Trinity is one of the city's most prestigious and sought after residential areas, particularly suited to family living. Bordered by the Firth of Forth to the north and the wonderful open spaces of Inverleith Park and The Royal Botanic Gardens to the south, the area is pleasantly leafy and tranquil, yet remains little more than 2 miles from Princes Street, to which there are excellent public transport services. Neighbouring Stockbridge and Comely Bank offer a delightful array of small speciality shops, as well as a large branch of Waitrose. Here, there are also a number of fine restaurants and hosteries and sports facilities provided by the Glenogle Swim Centre and The Grange Cricket and Squash Club. There are lovely meandering paths by the Water of Leith and the city's cycle path network, which runs all the way from Balerno to Leith. The Port of Leith is approximately 1 mile away and is home to the Royal Yacht Britannia, a multi-screen cinema, the Ocean Terminal Shopping Mall and a number of award winning waterfront restaurants. There is also a David Lloyd Leisure Centre, a 24 hour Asda, restaurants and a pretty little harbour at Newhaven. The local schools have an excellent academic reputation (Wardie and Trinity Primary Schools and Trinity Academy) and in the private sector Edinburgh Academy, Fettes College, Stewart's Melville College, The Mary Erskine School and St. George's are all within close proximity. Nearby Ferry Road is a main arterial route linking the west and east sides of the city with the city by-pass, Edinburgh International Airport, the Forth Bridge and the central motorway network.

Viewing

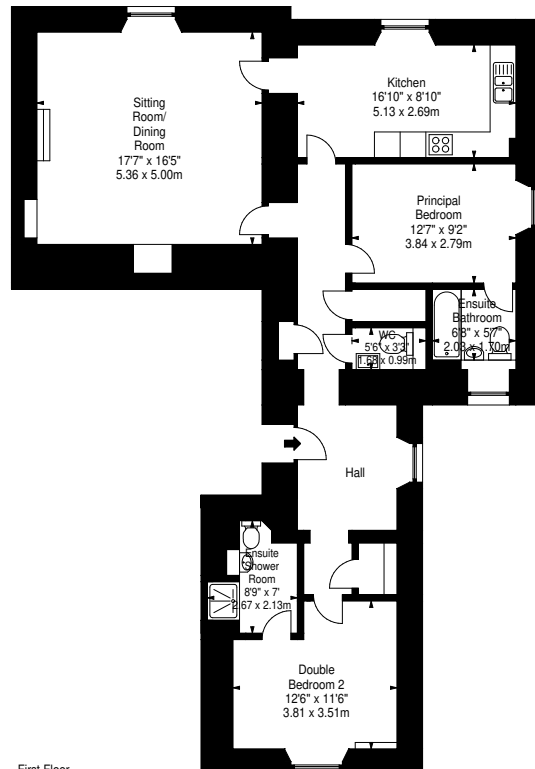
By appointment contact Lindsays 0131 229 4040



Trinity Way,
Edinburgh,
Midlothian, EH5 3PY



Approx. Gross Internal Area
1126 Sq Ft - 104.61 Sq M
For identification only. Not to scale.
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First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.