



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Fully Renovated, and incredibly stylish two bedroom flat
located within a desirable development*



McEwan Fraser Legal is delighted to present this immaculate two-bedroom flat to the market. The property is in walk-in condition having been fully renovated to an exceptional standard by the current owners. A great deal of investment and care has been taken to get the property looking the way it does.

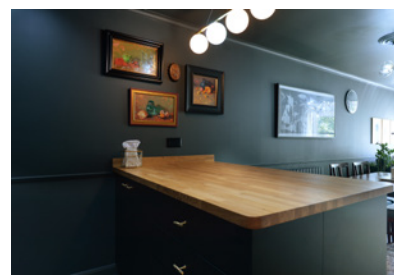
THE LOUNGE



Inside, it briefly comprises:

- Spacious living area with south-facing Juliet balcony.
- Fully equipped, very stylish kitchen which has a mixture of integrated and free-standing appliances.

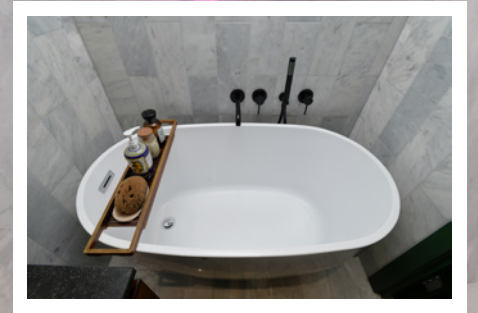
THE KITCHEN





- A modern three-piece bathroom which is fully tiled and fitted with a mains bath and electric shower.
- Two well-proportioned double bedrooms of which the master includes an en suite.

THE BATHROOM



BEDROOM 1

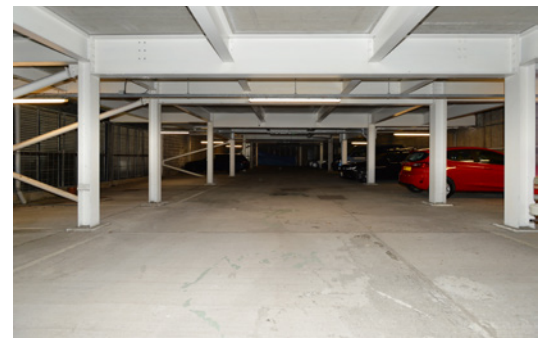


BEDROOM 2

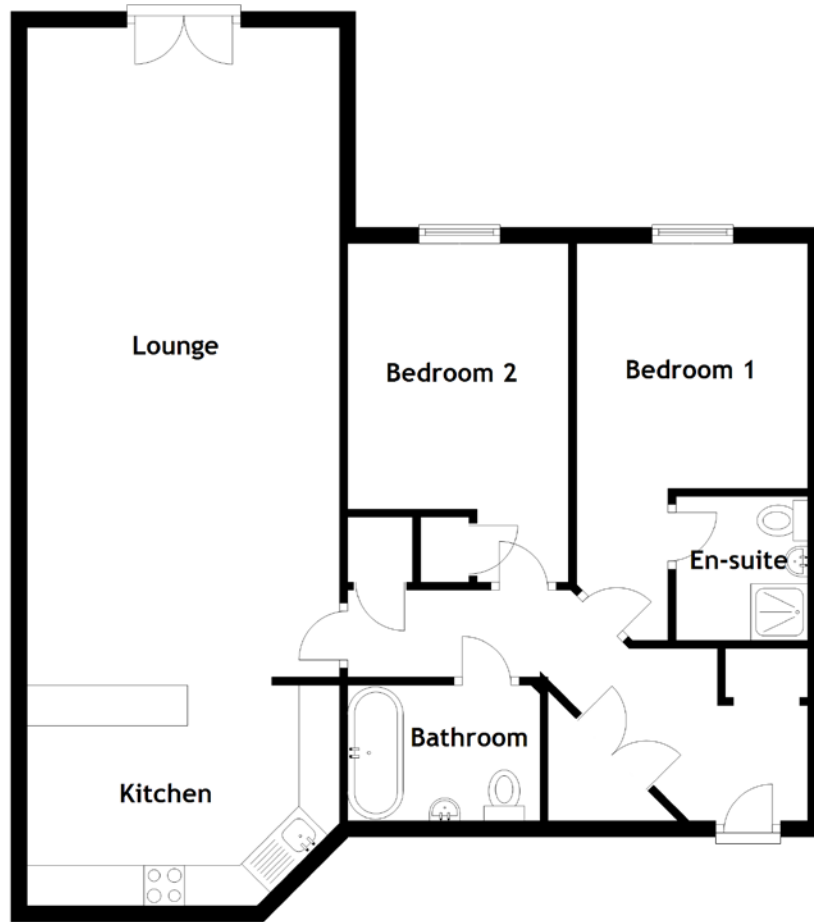


In addition, the property includes underground parking, a modern gas combination Worcester boiler which comes with a nest thermostat, a secure courtyard to the rear as well as access to communal secure bike sheds. There are very few properties in the area as stylish as this one, early viewing is advised to be fully appreciated.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge 8.00m (26'3") x 3.85m (12'8")
 Kitchen 3.85m (12'8") x 2.72m (8'11")
 Bedroom 1 4.89m (16'1") x 2.85m (9'4")
 En-suite 1.77m (5'10") x 1.62m (5'4")

Bedroom 2 4.17m (13'8") x 2.72m (8'11")
 Bathroom 2.37m (7'9") x 1.67m (5'6")

Gross internal floor area (m²): 86m²
 EPC Rating: B

Buyer's Premium Value: £3300.00



THE LOCATION

This property is situated on the northern fringes of Trinity, a highly desirable residential area near a wide variety of amenities including excellent shops and services at Goldenacre a further variety at Stockbridge and Craigleith Retail Park and the Morrisons Supermarket at Crewe Toll, Ocean Terminal is also easily accessible and has many retail outlets, a cinema complex, leisure facilities and restaurants.





This area is home to many fine recreational areas including Victoria Park, the cycle path/walkway network which runs from Broughton Road through to Victoria Quay and across to Cramond and Murrayfield. The walkways were created on some of Edinburgh's old railway lines which radiate out from Warriston and offer country like walks yet within the very heart of the city. In addition The Shore at Leith is much acclaimed for its wide variety of interesting bars and restaurants. Regular bus services operate to many parts of the city giving easy access to the many cultural, educational and recreational venues of our capital city and the city bypass and thereon the A1 and Scottish motorway network are within easy reach by car as is Edinburgh International Airport. There are excellent nursery, primary and secondary schools within Trinity including Wardie Primary School which is rated the best primary school in North Edinburgh, there is also several highly regarded independent schools just a short car/bus journey away. All in all this is a peaceful quiet convenient and well established area surrounded by excellent services and amenities and within easy reach of the city centre. As a consequence of this it is much respected and highly sought after.



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