



**TRINITY  
7 (2F1) EAST TRINITY ROAD  
SECOND FLOOR FLAT**



**ENTRYPHONE - WATSON  
FIXED PRICE £220,000**

This spacious traditional flat is situated within a popular residential area and enjoys open outlooks. The property has retained some period features however there is scope for improvement to the general decoration and upgrading to the bathroom and dining kitchen. There is also the benefit of a lovely private garden to the rear and white meter heating.

The property lies within the established district of Trinity, which is Approx. 2 miles from the City Centre. Local shopping is available and includes a Morrisons and Asda at nearby Newhaven. The Cosmopolitan waterfront in Leith is also within easy reach and offers a fine selection of restaurants, bars and bistros. In addition the Ocean Terminal offers a wide range of High Street stores along with further bars, bistros and a multi screen cinema. A good choice of public transport is available to the City Centre and surrounding areas and a choice of both primary and secondary schooling can be found locally. Local recreational facilities include the Water of Leith Walkway, sailing, health centre and swimming, bowling, various parks and the aforementioned multi screen cinema

The accommodation in brief comprises: vestibule, generous hall, twin windowed lounge, dining kitchen, 3 bedrooms, utility room and bathroom.

## **FIXED PRICE £220,000**

The property is entered via a well-kept common stair with secure entry phone system.

### **VESTIBULE**

Double storm doors open to a small vestibule with original tiled floor. A part glazed door opens to the hall.

### **HALLWAY**

A generous hallway with ornate cornice and giving access to all the accommodation. There is a large walk in storage cupboard and a further good-sized shelved storage cupboard.

### **LOUNGE Approx. 16'1" x 12'5"**

A spacious and bright room with front facing twin windows giving lovely open views. Features include ornate cornice and ceiling rose and there is a recessed display alcove with closed storage below.



### **DINING KITCHEN Approx. 15'11" x 10'10"**

A rear facing room fitted with a selection of wall and base units complete with complementary work surfaces incorporating a bowl sink and drainer. The appliances include an electric cooker and fridge freezer both are included in the sale. The dining area has a fireplace with tiled surround housing an electric fire and a deep walk in larder store cupboard.

### **BEDROOM 1 Approx. 12'1" x 11'9"**

A generous room with rear facing window and cornice

### **BEDROOM 2 Approx. 13'6" x 9'4"**

This room is front facing and has ornate cornice and a traditional Edinburgh Press storage cupboard.

### **BEDROOM 3 Approx. 12' (into window) x 7'1"**

This room is also front facing and again with cornice.

### **UTILITY ROOM Approx. 7'2" x 6'2"**

Currently used as a laundry room and fitted with a wash hand basin, ceiling clothes pulley and there is plumbing for an automatic washing machine

### **BATH ROOM Approx. 7'11" x 4'6"**

A rear facing room fitted with a coloured three-piece suite comprising bath with shower attachment, WC and wash hand basin. The walls are panelled to dado height and there is a wall mounted electric heater.

### **GARDEN**

There is a well-maintained private garden area to the rear, which is accessed from the common stair.

### **VIEWING**

Thursday 7-9pm or by appointment please call seller on 0131 552 5036 or Beveridge & Kellas on 0131 554 6321.

### **SURVEYORS**

Please contact selling Solicitors (0131) 554 6321.

### **POST CODE**

EH5 3DZ

### **HOME REPORT**

A Home Report is available for this property - please contact Beveridge & Kellas for more information by calling 0131 554 6321 or by emailing [a.connery@beveridgekellas.com](mailto:a.connery@beveridgekellas.com) or [property@beveridgekellas.com](mailto:property@beveridgekellas.com).

### **OFFERS**

A Fixed Price of £220,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.