

43/4 York Road

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Spacious and Bright Two Bedroom Flat with a Balcony with Sea Views to the Rear



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McEwan Fraser Legal is delighted to present this spacious two bedroom first floor flat to the market in Trinity. The property is in walk-in condition having been well cared for by the current owner.

THE LOUNGE



Inside, the property comprises:

- Spacious lounge with access to private balcony which is south facing.
- The property benefits from a fully equipped kitchen with electric hob, fan oven and dishwasher.

THE BALCONY



THE KITCHEN





- The main bathroom is modern and offers a shower over the bath.
- There are two spacious bedrooms which include integrated wardrobes.
- In addition to the accommodation there is also an internal box room which serves very well as a home office space.

THE BATHROOM



BEDROOM 1



BEDROOM 2



THE BOX ROOM



In addition, the property benefits from gas central heating, full double glazing and residents parking, in case this isn't enough the flat is one of the few in the development which benefits from a single garage.

EXTERNALS & VIEWS





A detailed floor plan of a 2-bedroom house. The layout includes two bedrooms, a lounge, a kitchen, a bathroom, a box room, and a balcony. The entrance is located on the right side, leading into a large lounge area. To the right of the lounge is a balcony. The kitchen is situated at the top right, adjacent to the lounge. The bathroom is located at the top center, with a box room and a toilet area nearby. Bedroom 2 is on the top left, and Bedroom 1 is on the bottom left. The plan shows various doors, windows, and built-in fixtures like a sink, stove, and bathtub.

Bedroom 2

Box Room

Bathroom

Kitchen

Lounge

Bedroom 1

Balcony

Lounge	4.60m (15'1") x 4.20m (13'9")
Balcony	4.60m (15'1") x 1.34m (4'5")
Kitchen	3.80m (12'6") x 1.70m (5'7")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 56m²
EPC Rating: C

THE LOCATION

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





The district is purely residential and is situated just north of the New Town connected to it by Inverleith Row. 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.

Situated between Granton and Newhaven harbours there is local shopping available at Waitrose in Stockbridge as well as the 24-hour Asda store and Ocean Terminal Shopping Centre to accommodate a vast variety 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 provides a vibrant mixture of art and music from around the world. Several open-air recreational facilities are within easy reach of the area.

The Royal Botanic Gardens, many public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk.



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