

### 43/4 York Road

EDINBURGH, EH5 3EG



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





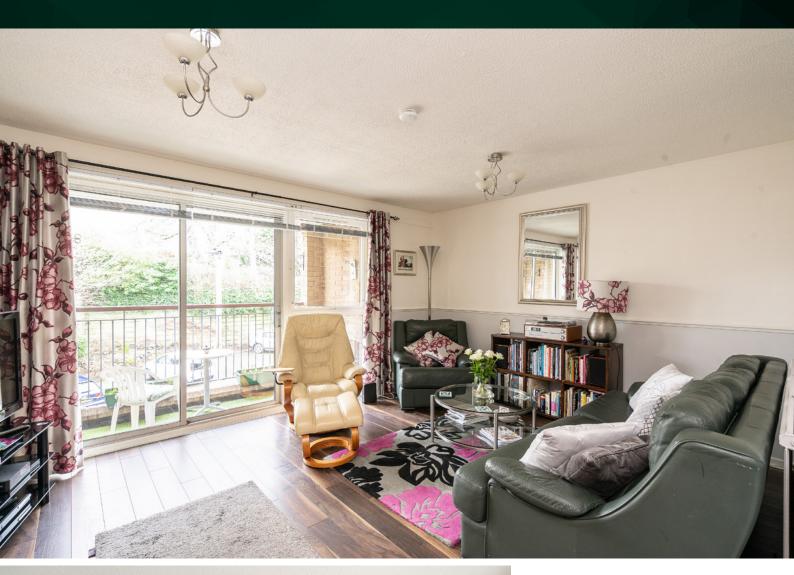


www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

# 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



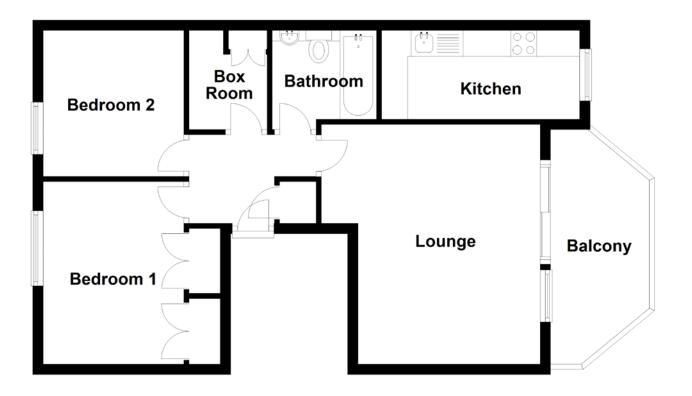
In addition, the property benefits from gas central heating, full double glazing and residents parking, in case this isn't enough the flat is one of the few in the development which benefits from a single garage.

## EXTERNALS & VIEWS





## FLOOR PLAN, DIMENSIONS & MAP

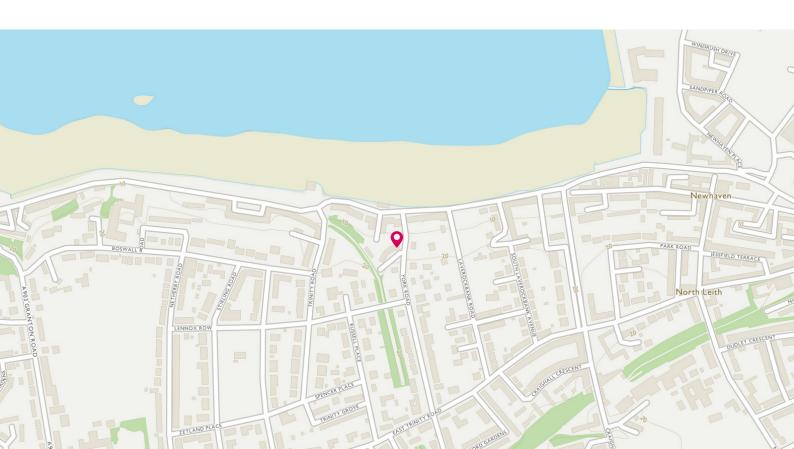


Approximate Dimensions (Taken from the widest point)

Lounge
Balcony
Kitchen
Bathroom

4.60m (15'1") x 4.20m (13'9") 4.60m (15'1") x 1.34m (4'5") 3.80m (12'6") x 1.70m (5'7") 2.00m (6'7") x 1.70m (5'7") Bedroom 1 Bedroom 2 Box Room 3.50m (11'6") x 2.70m (8'10") 2.80m (9'2") x 2.70m (8'10") 1.90m (6'3") x 1.50m (4'11")

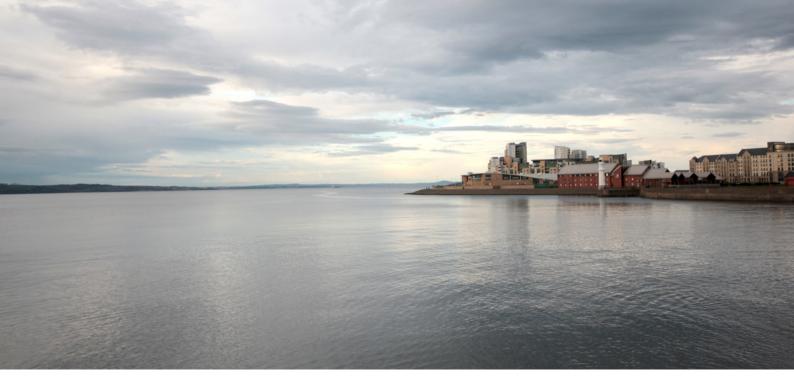
Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup> EPC Rating: C



## 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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