

11 Rosebank Gardens

TRINITY, EDINBURGH, EH5 3QR



*Beautiful Four Bedroom Family Home in
Edinburgh's Desirable Trinity*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this four-bedroom semi-detached house in Trinity. The property is in excellent condition and offers everything one would want from Trinity.

LIVING ROOM



Inside, the property comprises:

- The house is served very well by three downstairs public rooms. Two front-facing living areas, of which one would serve well as a bedroom as well as a rear-facing dining room.
- Fully equipped breakfasting kitchen with direct access to the rear courtyard garden. The kitchen is equipped with a gas hob, and fan ovens and is in excellent condition having been well maintained by the current owners over time.

SITTING ROOM/BEDROOM



DINING ROOM



KITCHEN



breakfasting kitchen with direct
access to the rear courtyard garden





- The house is served well by the main family bathroom on the ground floor which has a three-piece white bath suite and a shower is fitted over the bath as well as the aforementioned three-piece en suite shower room.
- The house is currently configured as three bedrooms with two spacious doubles and one single bedroom. Again, this could be a four-bedroom house with one of the downstairs public rooms set as a bedroom. It also has a separate recently-converted home office. The master bedroom is well equipped with an en-suite modern shower room with a walk-in shower and has been completed to a high standard. The other bedrooms come in various shapes and sizes and offer different furniture configurations in each room.
- It is also worth noting that the property has a single driveway along with a single garage which is excellent storage space or potential space that could be utilised as a part of the home. Obviously, the right consent would be required in order to carry out such work. The garage can also be accessed from the garden at the rear of the property.

BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



HOME OFFICE

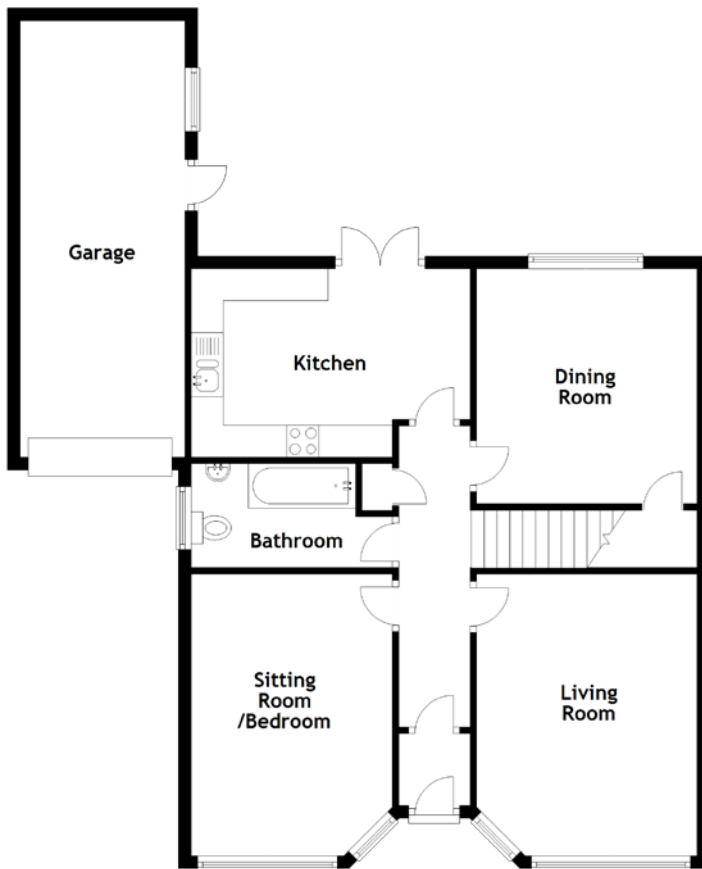


In addition, the property includes maintained gas central heating and is partially double glazed and partially well cared for single glazed windows. The property is expected to be of particular interest, and early viewing is recommended to avoid disappointment.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

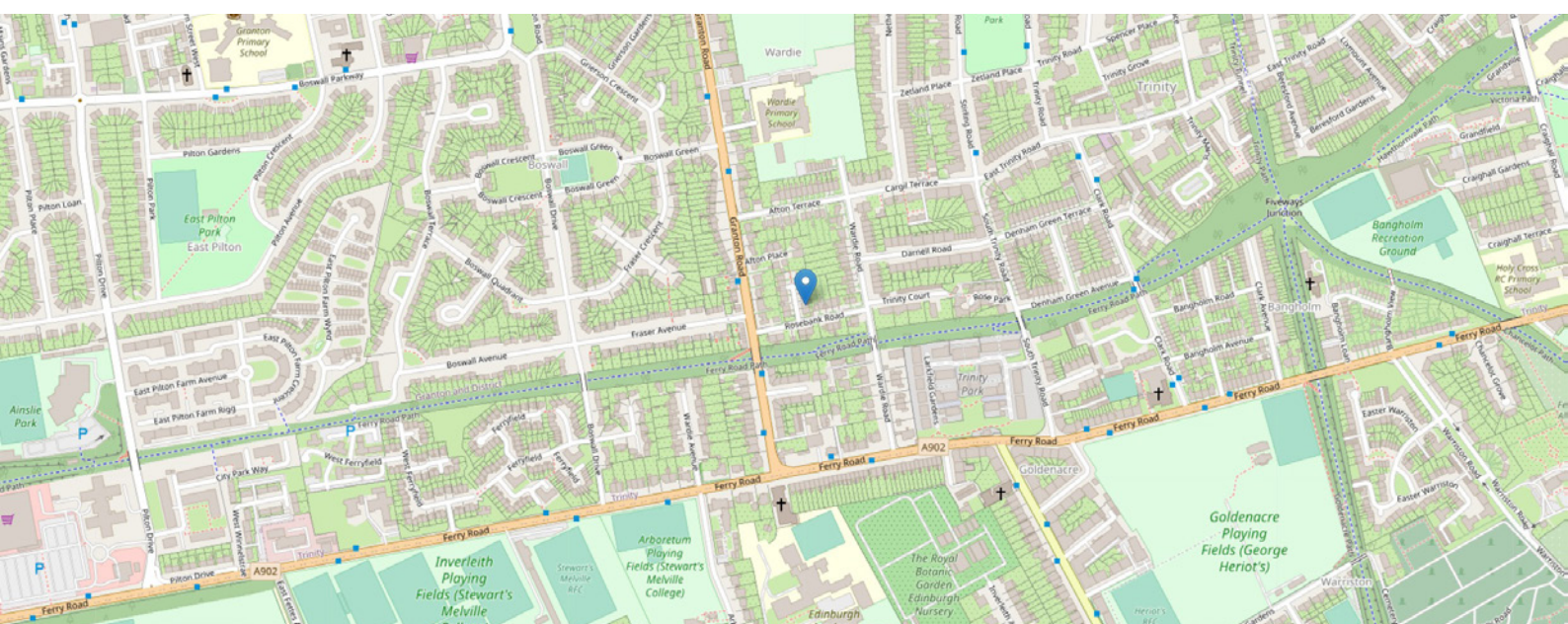


Approximate Dimensions
(Taken from the widest point)

Living Room	4.41m (14'6") x 3.45m (11'4")
Sitting Room/Bedroom	4.41m (14'6") x 3.15m (10'4")
Dining Room	3.68m (12'1") x 3.45m (11'4")
Kitchen	4.37m (14'4") x 2.95m (9'8")
Bathroom	3.15m (10'4") x 1.63m (5'4")
Bedroom 1	3.68m (12'1") x 3.35m (11')

En-suite	2.05m (6'9") x 1.75m (5'9")
Walk-in Wardrobe	1.30m (4'3") x 1.24m (4'1")
Bedroom 2	3.05m (10') x 2.62m (8'7")
Bedroom 3	3.16m (10'4") x 1.77m (5'10")
Office	3.58m (11'9") x 1.94m (6'4")
Garage	6.83m (22'5") x 2.58m (8'6")

Gross internal floor area (m²): 126m²
EPC Rating: D



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 in nature 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 20th century. Rather fewer modern properties provide something of a counter point but even a brief visit to the district will readily reveal its air of establishment and maturity.





From here, along Inverleith Row, the trip into the City Centre might take as little as ten minutes using one of the many and frequent bus services that pass through the district. Being located near Ferry Road, travel to the east and west side of the City cannot be simpler or more convenient.

Nearby is an excellent local shopping area at Goldenacre. This is a very lively centre providing a wide variety of shopping facilities.

For those who enjoy open air facilities, there are the Botanic Gardens and Inverleith Park nearby. The walk-ways created on some of Edinburgh's old railway lines which radiate out from Warriston offer country like walks yet within the very heart of the City. Edinburgh's formal entertainments tend to be highly concentrated in the Lothian Road/Tollcross area. Here there are theatres and cinemas, all manner of bars and restaurants, indoor sports facilities and health clubs. The return trip by taxi ought to take no more than ten minutes in the late evening.

All things considered, this is a peaceful, quiet, convenient and well established area surrounded by excellent services and amenities and within the easiest possible reach of the City Centre. As a consequence of all this, it is a much respected and highly sought after area.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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