




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

1 2F1 Laverockbank Avenue

TRINITY, EDINBURGH, EH5 3BP

TRINITY

EDINBURGH EH5 3BP

Trinity comprises a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern developments.

The area has most requirements covered, local convenience shops can provide the daily essentials, The Starbank Inn and The Old Chain Pier pub are close by as well as numerous restaurants a short stroll away at Newhaven Harbour. The Shore is a twenty-minute walk from the property providing a host of café's galleries and Michelin starred restaurants. Great Junction Street provides more extensive facilities including the usual banking, building society and post office services. If this isn't enough there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs.

A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, Victoria Park and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk. In the warmer months, Portobello and Crammond beaches are also within easy reach of this location. Regular bus services run to and from the city centre and surrounding areas. There are numerous cycle paths within close proximity, which means you can be in town in fifteen minutes and have unlimited access to the rest of the city.



1 2 F 1

LAVEROCKBANK AVENUE

New on the market is this traditional two bedroom second-floor tenement flat in the popular residential area of Trinity, situated to the north of Edinburgh city centre.

Internally the accommodation has been well cared for by the current owner and retains a number of original features. Briefly comprising, an entrance hallway with two large storage cupboards and access to all rooms. The well-proportioned lounge has a feature fire, ample space for dining and plenty of natural light entering through the windows that overlook the splendid Firth of Forth to the side. The kitchen is well equipped and is fitted with a range of base and wall mounted units, a breakfast bar, extractor fan, white goods and appliances.

A comfortable double bedroom with storage overlooks the garden at the rear and could be used for a variety of purposes, whilst the larger double bedroom is bright and provides plenty of space for furnishing arrangements should you require. A fresh, three-piece double shower room with storage and extractor fan completes the rooms. The accommodation further benefits from a gas central heating system and double glazing windows to ensure a cosy living environment all year round.

Externally the property has a well kept communal garden to the rear with laid lawn and shrubbery, on-street parking is also available.



SECOND FLOOR



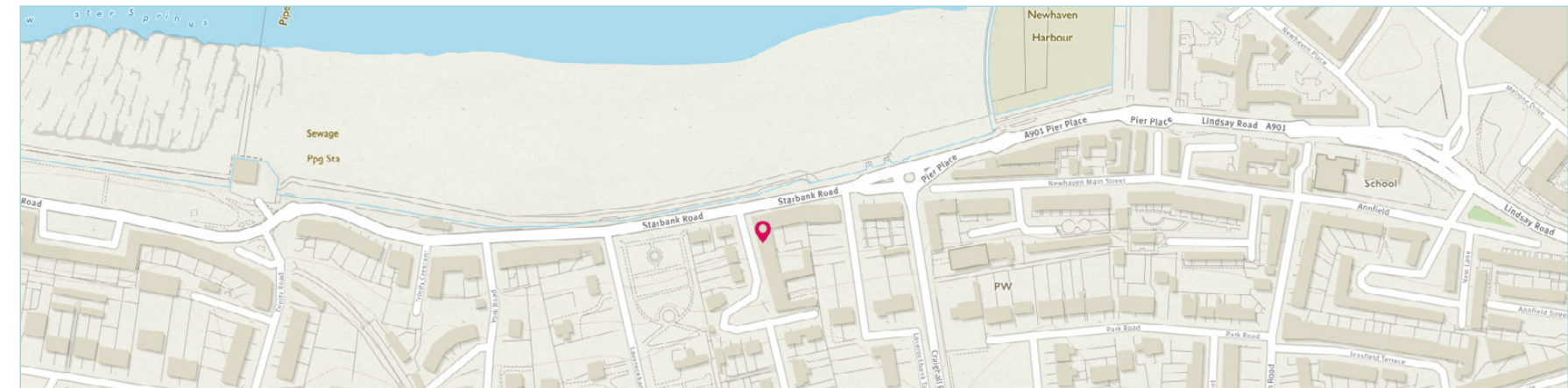
Approximate Dimensions
(Taken from the widest point)

Lounge	5.13m (16'10") x 3.90m (12'10")
Kitchen	2.95m (9'8") x 1.90m (6'3")
Bedroom 1	5.13m (16'10") x 2.76m (9'1")
Bedroom 2	3.10m (10'2") x 3.03m (9'11")
Bathroom	3.51m (11'6") x 2.20m (7'3")

Gross internal floor area (m²): 73m²

EPC Rating: C

Extras (Included in the sale): All fixtures, fittings, floors coverings, white goods, appliances, leather sofa and chair.



BEDROOMS & SHOWER ROOM

VIEW FROM PROPERTY




McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
GARY WALES
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer