



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Newbank Lodge

3C SOUTH TRINITY ROAD, TRINITY, EDINBURGH, EH5 3NU

NEWBANK LODGE

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TRINITY, EDINBURGH, EH5 3NU

A beautiful detached house in the desirable area of Trinity offering generous and flexible living space, making for the ideal family home arranged over ground and first floor with a large entrance hall on the ground floor. The property also benefits from off street parking down the private gated driveway.

Beautifully presented with neutral décor this bright and spacious property is fully modernised with all of the key features. Early viewing is highly recommended.

Ground Floor: entrance hallway which leads to the first floor and provides access to the lounge and master bedroom. The sizable lounge benefits from a real working fireplace to enjoy some cosy evenings and provides access to a large kitchen which has been recently modernised. Also accessed via the entrance hallway is the master bedroom which benefits from a modern en suite shower-room with heated towel rail.

First Floor: landing area providing access to two bright bedrooms and the family bathroom. Both bedrooms are well proportioned. The family bathroom benefits from being a three piece bathroom with a shower over the bath and is partially tiled. Ample natural light fills the bathroom via the large velux window.

Externally the property benefits from private garden grounds accessed via a shared driveway.

This property is expected to be in high demand and early viewing is suggested.





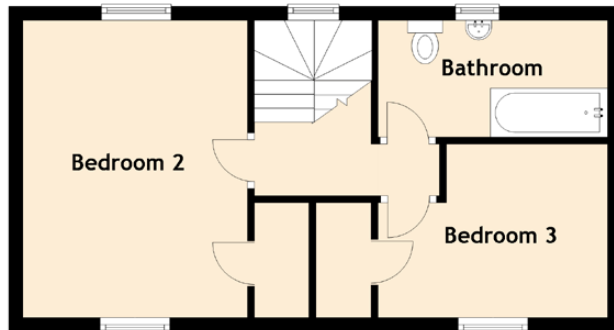
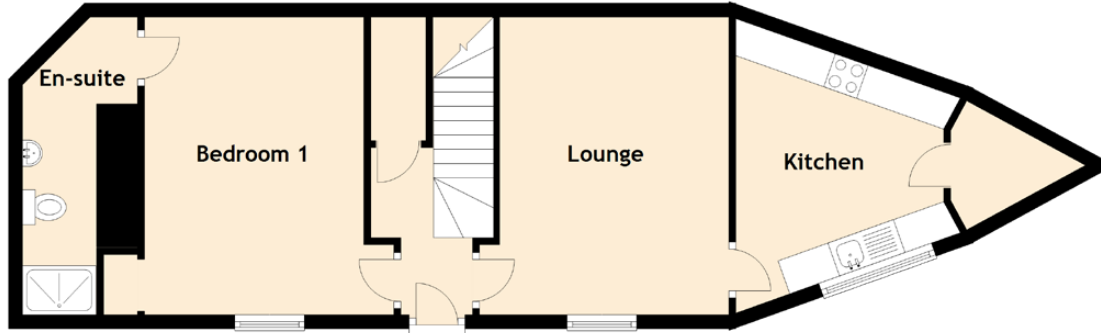






SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

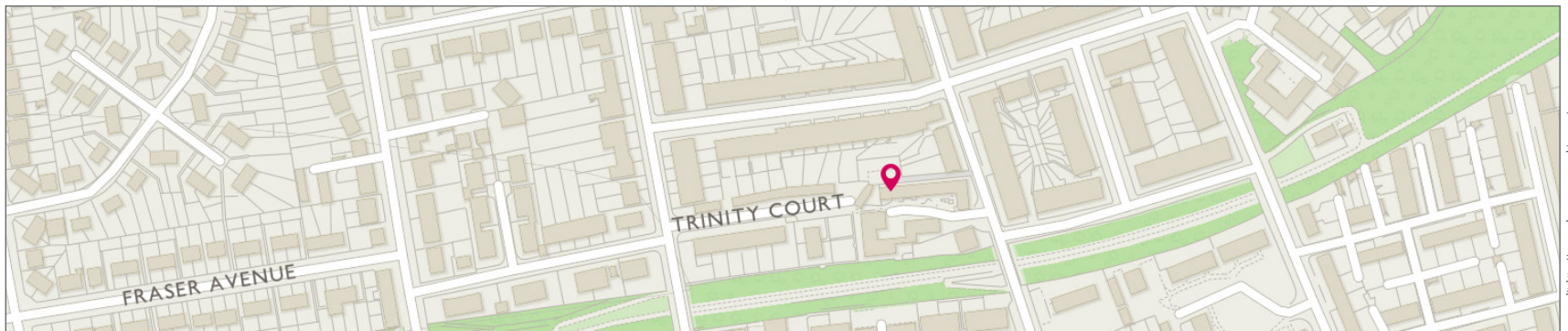
Lounge	4.26m (14') x 3.58m (11'9")
Kitchen	4.19m (13'9") x 3.44m (11'4")
Bedroom 1	4.12m (13'6") x 3.58m (11'9")
En-suite	4.12m (13'6") x 1.65m (5'5")

First Floor

Bedroom 2	4.27m (14') x 3.23m (10'7")
Bedroom 3	3.27m (10'9") x 2.46m (8'1")
Bathroom	3.23m (10'7") x 1.67m (5'6")

Gross internal floor area (m²): 86m²

EPC Rating: D



TRINITY

EDINBURGH, EH5 3NU

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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**Part
 Exchange
 Available**

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