

# 4 Gosford Place

TRINITY, EDINBURGH, EH6 4BJ



*Quintessential Edinburgh main door one bed flat with potential for conversion to two beds*



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McEwan Fraser Legal is delighted to present this one-bedroom, ground floor, main door flat on the edge of Victoria Park in Trinity. The property is presented to the market in excellent internal order and retains a wealth of its original period features and detailing. Alongside the living room, large kitchen, bedroom and bathroom, the property also benefits from a private front garden, communal rear garden, gas central heating, double glazing and a large box room. Due to the layout, there is excellent potential for conversion of the property into a two-bedroom flat subject to the local consents.

# THE LIVING ROOM



On entering the property you find yourself in a handy vestibule that opens in the main hallway. A stunning bay fronted living room is immediately to your left. The living room is a real joy with high ceilings, varnished wood panelling, high skirting boards, beautiful coving and includes a stunning original fireplace which creates a natural focal point. There is also an Edinburgh press and a door at the rear opens into a large box room that can comfortably hold a bed or provide space for a dedicated home office.



# THE BOX ROOM





# THE KITCHEN



Moving further down the hallway, you find the contemporary kitchen on your right. The kitchen comprises a generous range of base and wall mounted units that offer excellent prep and storage space. Hob, oven and fridge freezer are all integrated.





Across the hall from the kitchen, you will find a large double bedroom that has ample floor space for a full range of free-standing furniture, an Edinburgh press and built-in cupboard.

# THE BEDROOM





# THE BATHROOM

The accommodation is completed by the bathroom which includes traditional panelling and includes a white three-piece suite.





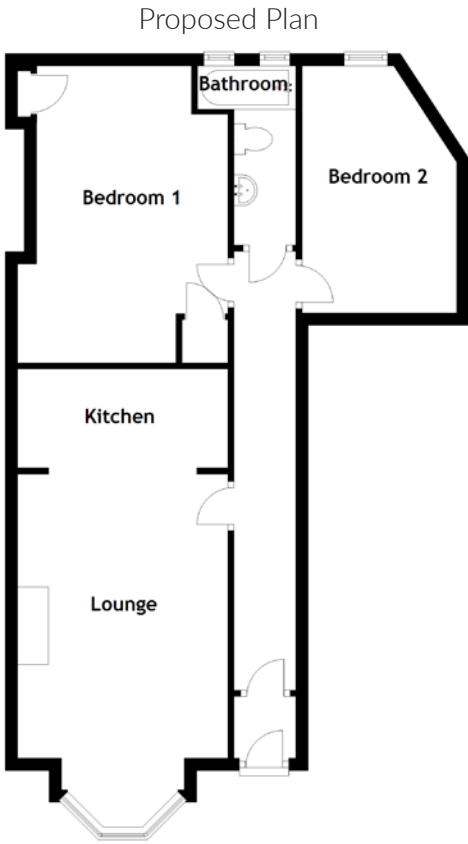
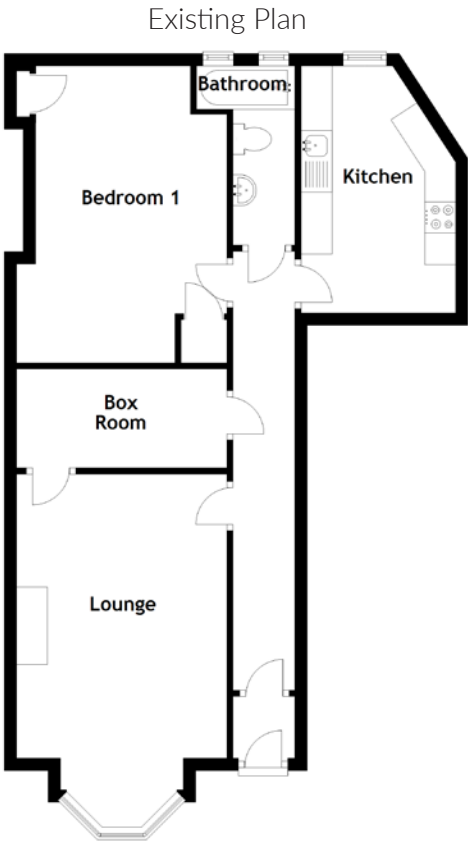
This is a quintessential Edinburgh main door flat in a great location and internal viewing is highly recommended.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



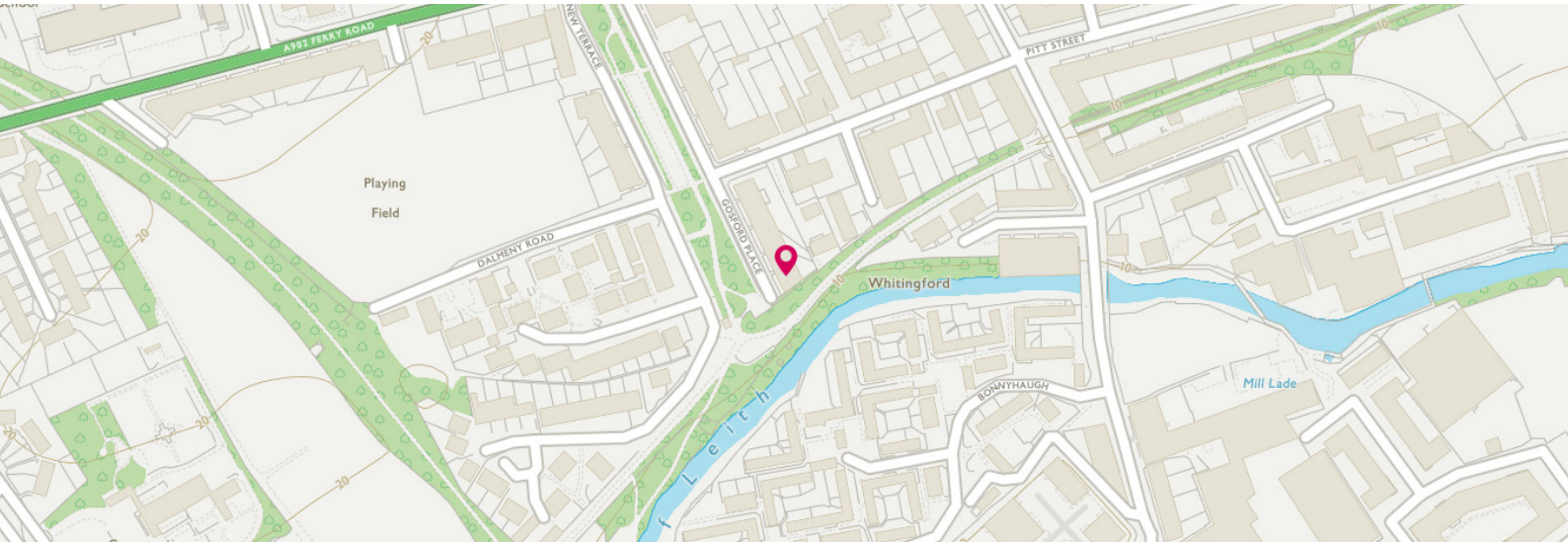
Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 3.40m (11'2")
Box Room	3.40m (11'2") x 1.60m (5'3")
Kitchen	4.00m (13'1") x 2.50m (8'2")
Bedroom 1	4.80m (15'9") x 2.90m (9'6")
Bathroom	2.90m (9'6") x 1.80m (5'11")

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Bedroom 1	4.80m (15'9") x 2.90m (9'6")
Bedroom 2	4.00m (13'1") x 2.50m (8'2")
Bathroom	4.00m (13'1") x 2.50m (8'2")

Gross internal floor area (m<sup>2</sup>): 73m<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.







Trinity is a high amenity district, roughly 2 miles from the city centre, with pleasant leafy streets and fine local parks including adjacent Victoria Park. The Water of Leith Walkway and North Edinburgh cycle path network are both accessible via Victoria Path which runs next to Gosford Place. The Royal Botanic Gardens are also within easy reach as well as Inverleith Park with its famous skyline. Local shopping is available at Goldenacre and there is a Morrisons on Ferry Road and a 24 hour Asda at Newhaven.

The cosmopolitan waterfront in Leith, Granton Harbour, Ocean Terminal shopping and leisure centres are all within easy driving distance and there is good road access both to the east and west. Furthermore, specialised shopping including coffee shops, bars and restaurants, are available in Stockbridge and Broughton Street.



**McEwan Fraser Legal**

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