

# 2 Afton Place

TRINITY, EDINBURGH, EH5 3RB



*Three-bedroom semi-detached bungalow that represents an excellent opportunity for buyers looking to create a home to their own taste and specification*



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Situated in the highly sought-after residential district of Trinity, McEwan Fraser is delighted to present this three-bedroom semi-detached bungalow that represents an excellent opportunity for buyers looking to create a home to their own taste and specification. Offering spacious accommodation on one level, the property benefits from an attached garage, private driveway, and a mature private garden. While some upgrading would be advantageous, the bungalow provides fantastic potential in a prime Edinburgh location, close to excellent amenities and transport links.

# THE LIVING ROOM



Internally, the accommodation is centred around a generous living room that has plenty of space for a variety of different furniture arrangements.

# THE KITCHEN



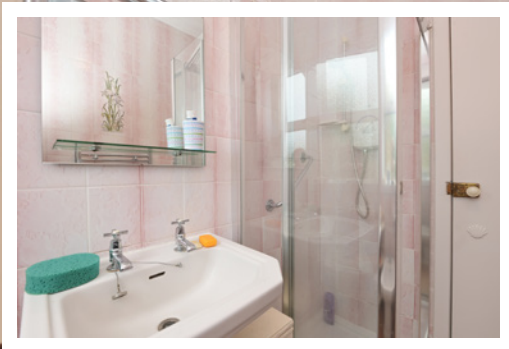
There is also a long galley kitchen with a range of floor units creating a fabulous and efficient workspace that is complemented with a host of integrated appliances.





All three bedrooms are practical doubles, and any of them could easily be repurposed as a formal dining room or generous home office. The accommodation also includes a shower room and a large floored attic room for additional storage space. For extra warmth and comfort, the property has gas central heating and double glazing.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3

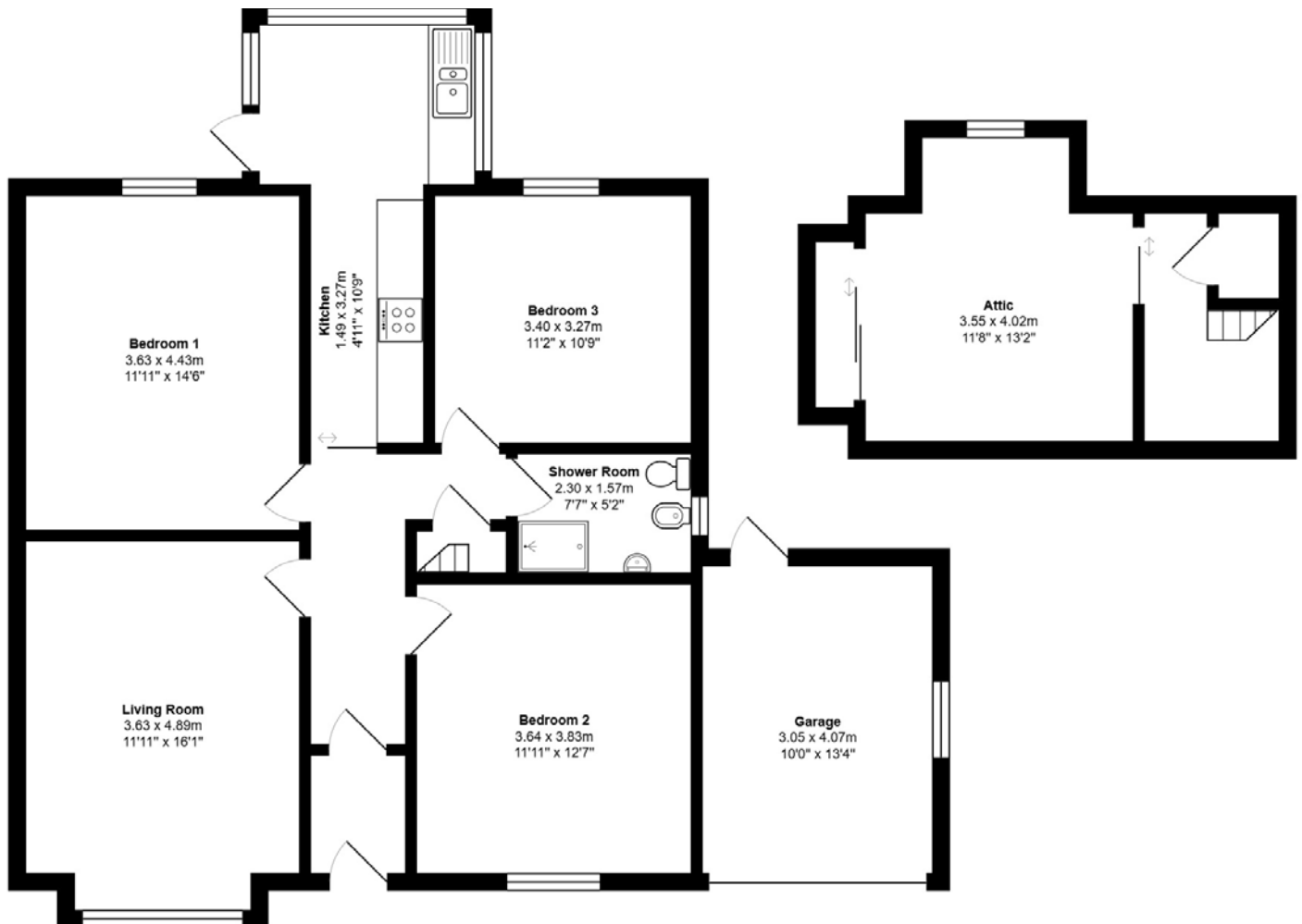


Externally, Afton Place is a quiet cul-de-sac accessed from Granton Road. The property has a single driveway, an attached single garage, and a private garden that wraps around the side of the building.

# EXTERNALS

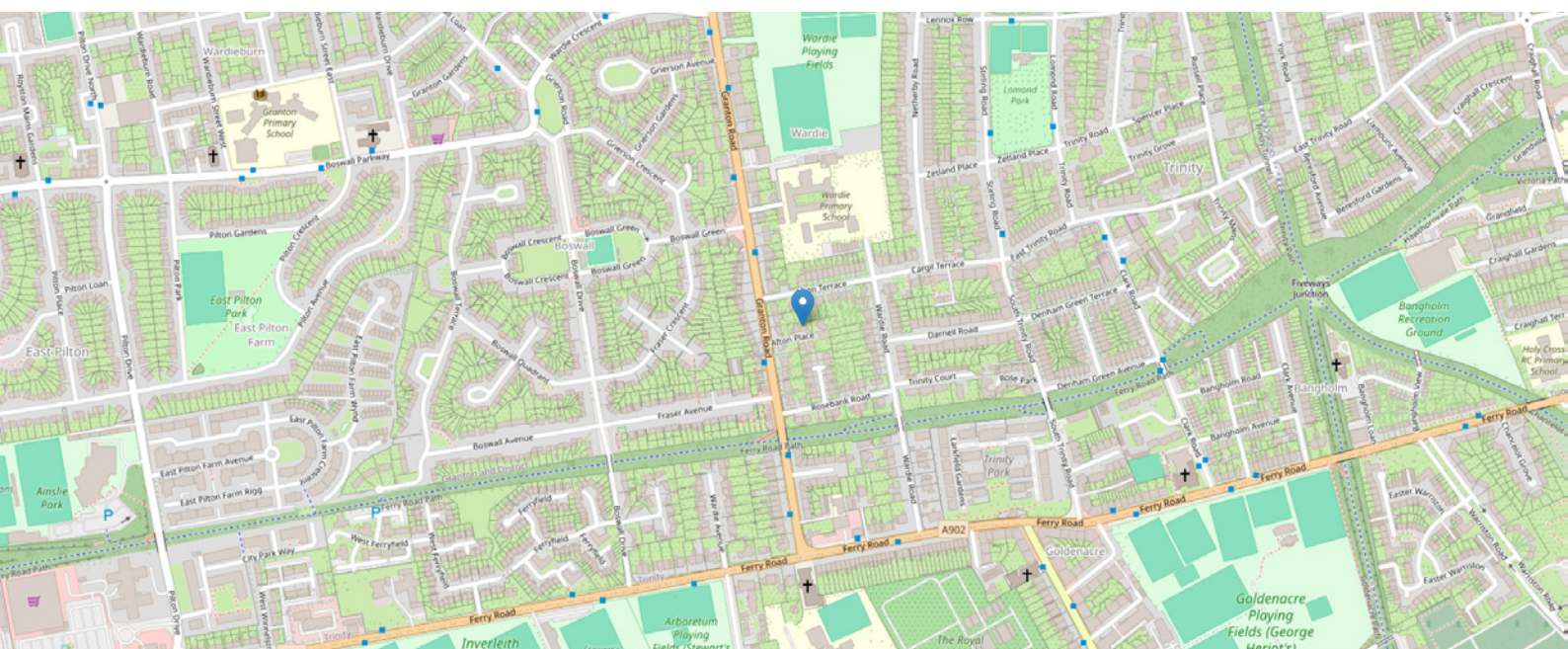


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Trinity, located just two miles north of Edinburgh's city centre, is one of the city's most desirable residential suburbs, offering leafy streets, elegant period homes, and excellent modern amenities. The area is exceptionally well connected: frequent Lothian bus services provide swift access to the city, the newly extended tram line reaches nearby Newhaven for convenient travel across Edinburgh and to the airport, and the A90 and city bypass are easily accessible by car.





Trinity is also popular with walkers and cyclists, thanks to its network of footpaths and cycle routes linking directly into the city and along the coast. Families are well served by reputable schools, including Trinity Primary and Trinity Academy, while everyday shopping needs are met by local independent stores, supermarkets, and the nearby Ocean Terminal, which also houses a cinema, gym, and a range of eateries. A wealth of leisure opportunities are on the doorstep: Victoria Park offers play areas, tennis courts, and green space, while Starbank Park and Wardie Bay provide scenic spots for walking and relaxation. Sports enthusiasts benefit from the modern Trinity Academy Sports Campus, with gym facilities, fitness classes, and all-weather pitches, while Newhaven Harbour is a short stroll away, boasting seafood restaurants, cafés, and picturesque waterfront views. Combining peaceful, family-friendly living with quick city access, Trinity offers an exceptional balance of charm, convenience, and lifestyle.



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