

7 Wardie Dell

TRINITY, EDINBURGH, EH5 1AE



*FOUR-BEDROOM FAMILY TOWNHOUSE, LOCATED
IN A HIGHLY SOUGHT AFTER POCKET OF TRINITY*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





An excellent opportunity has arisen to acquire this rarely available four-bedroom family townhouse, located in a highly sought after pocket of Trinity. Early viewing is highly suggested.

Internally this accommodation briefly consists of an entrance hallway with an under stairs shelved storage cupboard as well as the meter cupboard and a separate cloak cupboard, a large double bedroom with access to the rear garden and a single garage for a small car or further storage.

On the first floor, the fully-fitted kitchen benefits from an integrated fridge-freezer, extractor hood, double sink, under-unit lighting and a hatch to the lounge/diner. The lounge/diner is bright and spacious offering ample room for different furniture configurations and provides access to the West-facing balcony. There is also a partially-tiled two-piece WC.





The second floor has two further double bedrooms which are large in size offering plenty of room for free-standing furniture, one benefitting from built-in double wardrobes. There is also a single bedroom offering flexible use as a home office or study. The internal layout is completed with a fully-tiled three-piece family bathroom with an over-bath electric shower.

This property also benefits from; a single driveway, gas central heating, full double glazing and private gardens to the rear of the property. There are communal gardens for residents within a stone's throw.



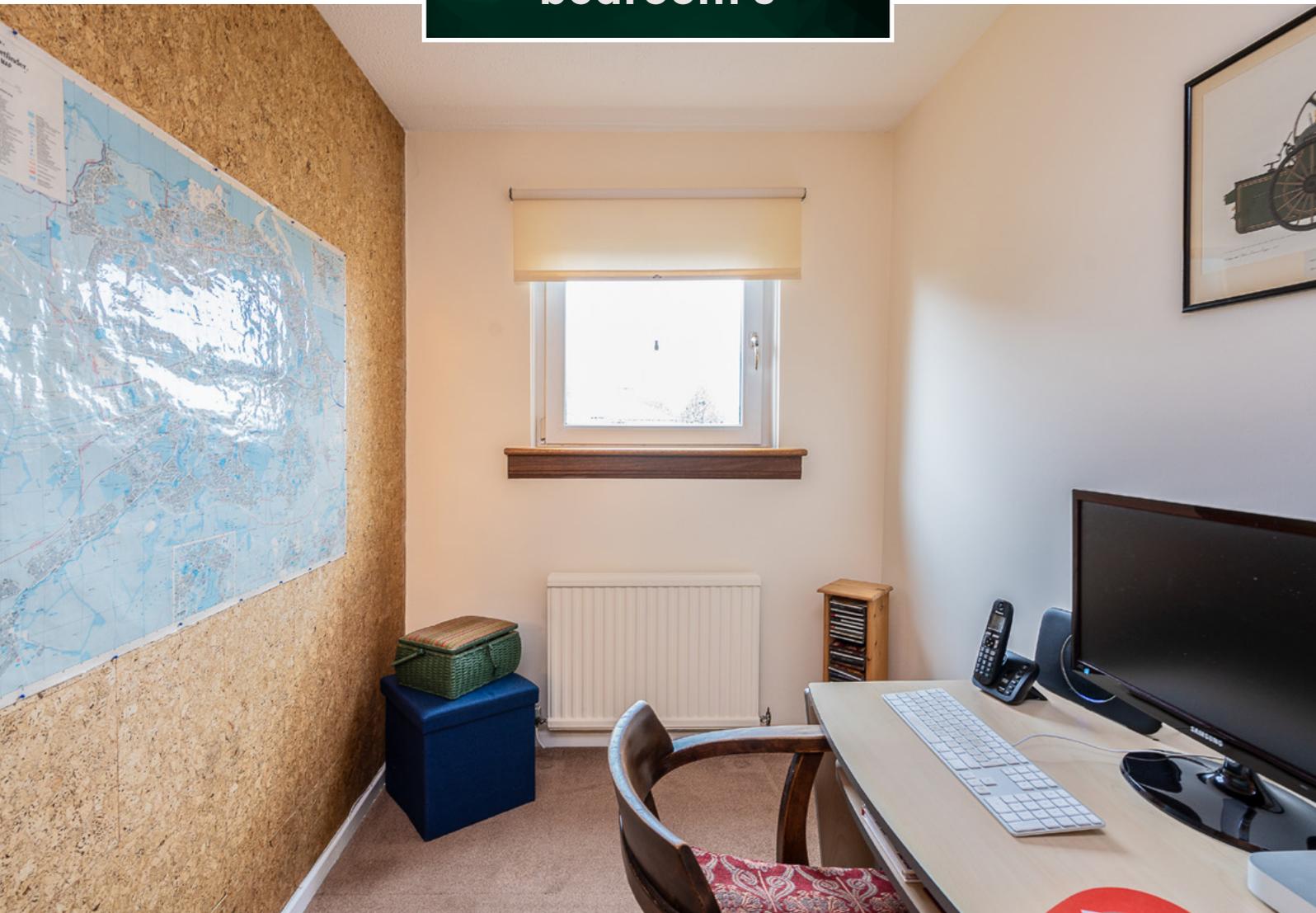


bedroom 2





bedroom 3

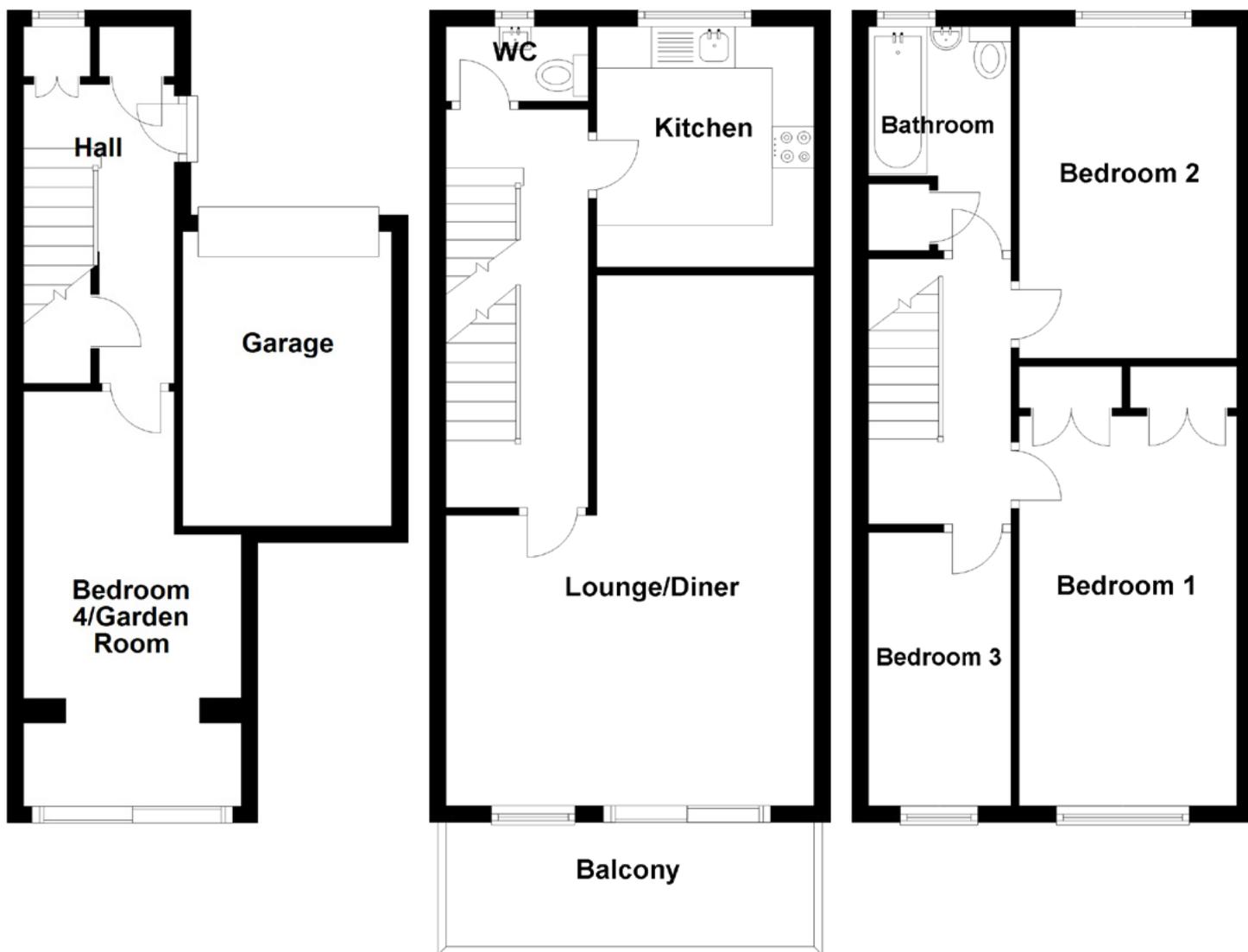




bathroom







Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.20m (20'4") x 4.40m (14'5")
Kitchen	2.90m (9'6") x 2.50m (8'2")
Bedroom 1	4.80m (15'9") x 2.50m (8'2")
Bedroom 2	4.00m (13'1") x 2.50m (8'2")
Bedroom 3	3.30m (10'10") x 1.70m (5'7")
Bedroom 4/Garden Room	5.00m (16'5") x 2.60m (8'6")
Bathroom	2.70m (8'10") x 1.70m (5'7")
WC	1.70m (5'7") x 0.90m (2'11")

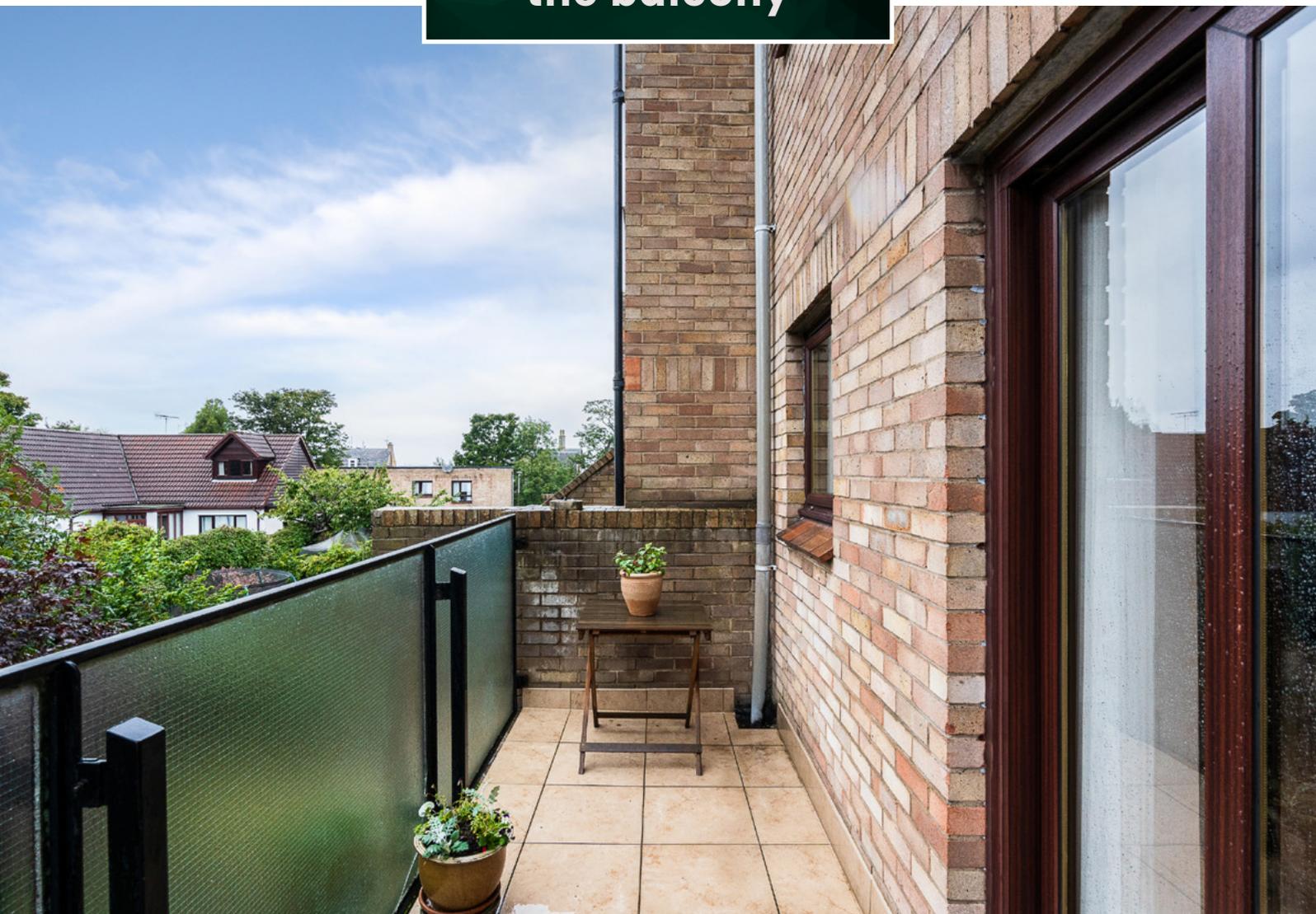
Gross internal floor area (m²): 121m²

EPC Rating: D

Extras (Included in the sale): All fitted carpets, curtains, blinds, light fittings, cooker, extractor hood, fridge-freezer and washer-dryer.



the balcony

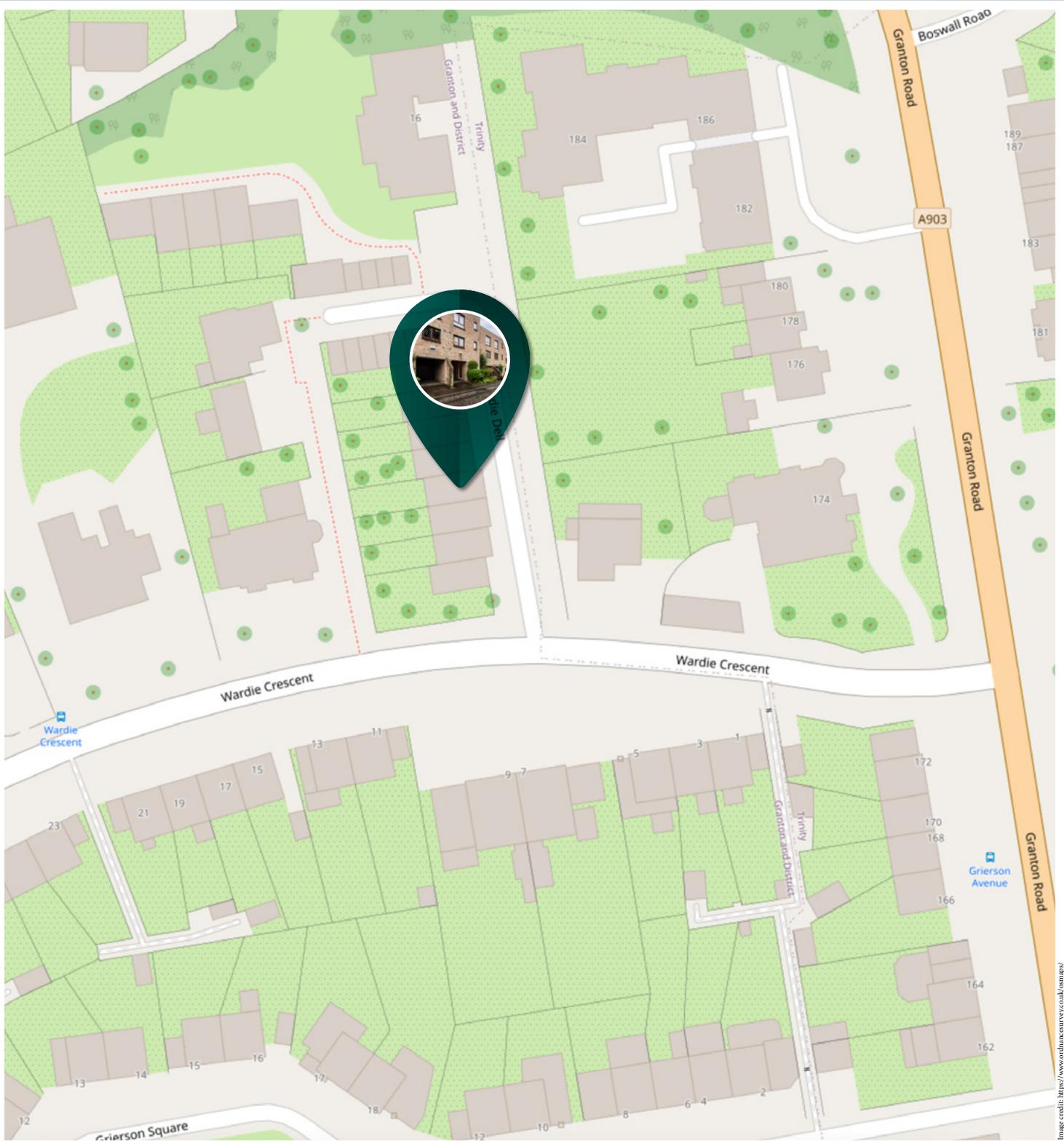






One of the capital's most prestigious residential areas, Trinity is served by a fantastic range of independent shops and high-street retailers, which are supplemented by local shops two minutes' walk away, as well as proximity to shops at Goldenacre, Canonmills (Tesco) and also Morrison's nearby as well as Waitrose in Comely Bank, and even Asda at Newhaven.

Residents of Trinity have a wealth of outdoor activities right on their doorstep, from sport and fitness in one of many sprawling public parks to gentle strolls along the picturesque Water of Leith Walkway. For a relaxed day out, why not explore the 70 acres of beautifully landscaped grounds at the Royal Botanic Garden, or head north for invigorating walks along the shorefront. Trinity is in the catchment area for Wardie Primary School and well-regarded Trinity Academy, and is also within easy reach of some of the capital's finest independent schools. Thanks to its northerly position, Trinity offers swift and easy access to Queensferry Crossing, Edinburgh Airport, Edinburgh City Bypass and the M8/M9 motorway network. The area is served by excellent public transport links and a vast network of public cycle paths, allowing convenient travel throughout the city.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
LEWIS HUNTER
Surveyor



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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.