

5A South Fort Street

TRINITY, EDINBURGH, EH6 4DL



*Spacious Two Bedroom Basement Garden Flat
In Edinburgh's Sought After Area of Trinity*



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McEwan Fraser Legal is delighted to present this two-bedroom basement garden flat which is presented to the market in good condition having been well-maintained.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which provides access to the rear garden which is communal and is generously proportioned to accommodate freestanding furniture.
- Fully equipped kitchen which is accessed off the hall and provides access to the living room. The kitchen is equipped with an electric hob, fan oven and freestanding white goods.

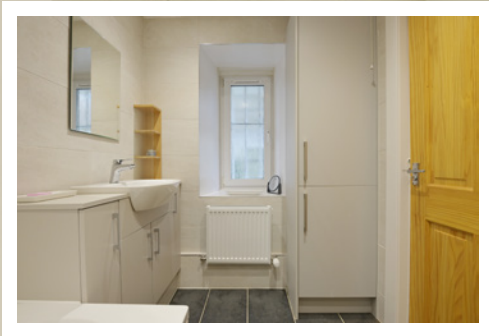
THE KITCHEN





- There is one main family bathroom which is fitted with a three-piece suite and an electric shower over the bath.
- The property has two double bedrooms, one at the front and another at the rear of the property.

THE BATHROOM



BEDROOM 1



BEDROOM 2

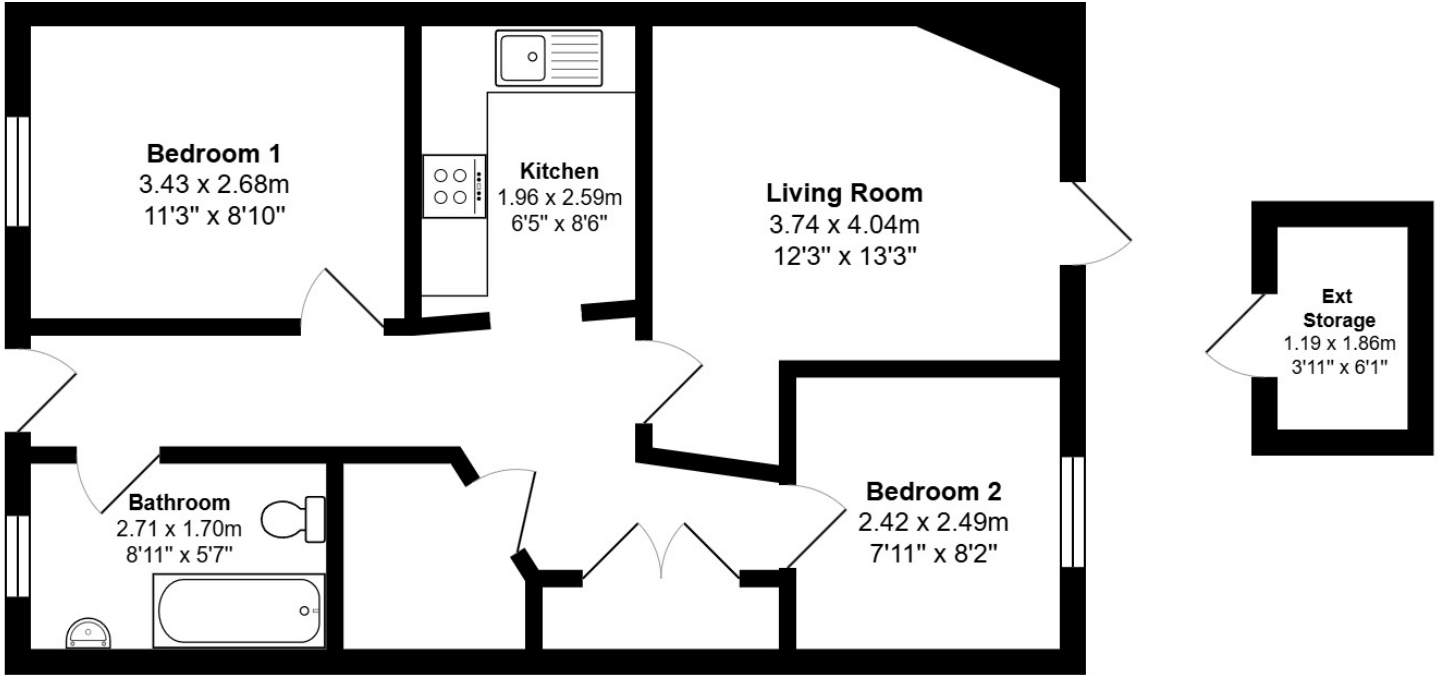


This property also benefits from gas central heating, full double glazing, and private garden grounds to the front of the property, including an under-pavement cellar and a communal rear garden with rear access. There is also more than adequate unrestricted on-street parking to accommodate residents and visitors alike.

EXTERNALS

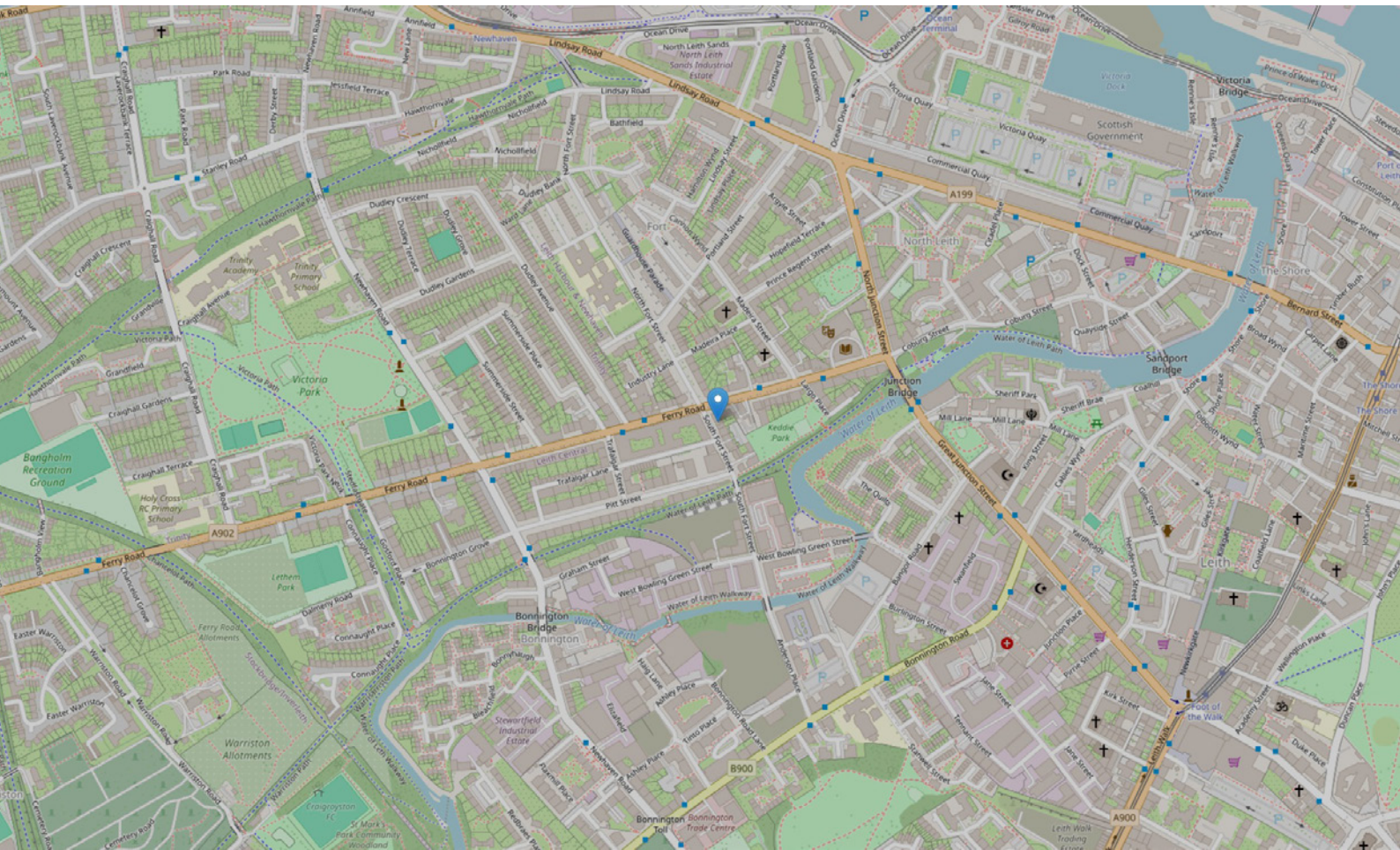


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 61m² | 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. The district is purely residential in nature 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. Rather fewer modern properties provide something of a counter point but even a brief visit to the district will readily reveal its air of establishment and maturity.





From here, along Inverleith Row, the trip into the City Centre might take as little as ten minutes using one of the many and frequent bus services that pass through the district. Being located on Ferry Road, travel to the east and west side of the City cannot be simpler or more convenient.

Nearby is an excellent local shopping centre at Goldenacre. This is a very lively centre providing a wide variety of shopping facilities as well as post office and banking services.

For those who enjoy open-air facilities, there are the Botanic Gardens and Inverleith Park nearby. The walkways created on some of Edinburgh's old railway lines which radiate out from Warriston offer country-like walks yet within the very heart of the City. Edinburgh's formal entertainments tend to be highly concentrated in the Lothian Road/Tollcross area. Here there are theatres and cinemas, all manner of bars and restaurants, indoor sports facilities and health clubs. The return trip by taxi ought to take no more than ten minutes in the late evening.

All things considered, this is a peaceful, quiet, convenient and well-established area surrounded by excellent services and amenities and within the easiest possible reach of the City Centre. As a consequence of all this, it is much respected and highly sought after.



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