

35/2 East Trinity Road

TRINITY, EDINBURGH, EH5 3DL



*Likely to be one of the best flats of this type that
will be marketed in Edinburgh this year*



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McEwan Fraser is delighted to present this magnificent two-bedroom drawing room flat to the market. The property is likely to be one of the best flats of this type that will be marketed in Edinburgh this year. Internally, it is presented to the market in superb internal order and offers nearly 90m² of elegant living space. As is typical with this type of property, there are high ceilings, wonderful natural light and the fantastic period features that properties in the area are renowned for.

THE DRAWING ROOM



Internal accommodation is focused on a superb drawing room that enjoys ample floor space for a full suite and dining table. Natural light is provided by an elegant bay window with traditional sash and case windows and working shutters. While the bay window neatly accommodates a dining table, the floor space on offer gives tremendous flexibility for an incoming purchaser to create their ideal entertaining space. Varnished floorboards, high ceilings, ornate cornice and ceiling rose lend the room the sense of elegance that drawing room flats are famous for.

THE KITCHEN



The kitchen is immediately adjacent to the living room. There is a full array of fitted units and a huge amount of work surface space. The units have been arranged around a free-standing cooker and further appliances are integrated. These include a fridge freezer, Miele dishwasher and washing machine. Natural light comes from a large sash and case window with surrounding panelling. The window and frame have been stripped back to the original wood which, combined with the wooden kitchen, give the room a beautiful natural warmth.





To the rear of the property, there are two exceptionally generous double bedrooms. The larger bedroom boasts a full range of period features and is finished in pale blue with a light carpet. Alongside a traditional Edinburgh press, there is plenty of floor space for a complete range of free-standing bedroom furniture. The second bedroom is also an exceptional double bedroom with a full range of period features.

BEDROOM 1





BEDROOM 2



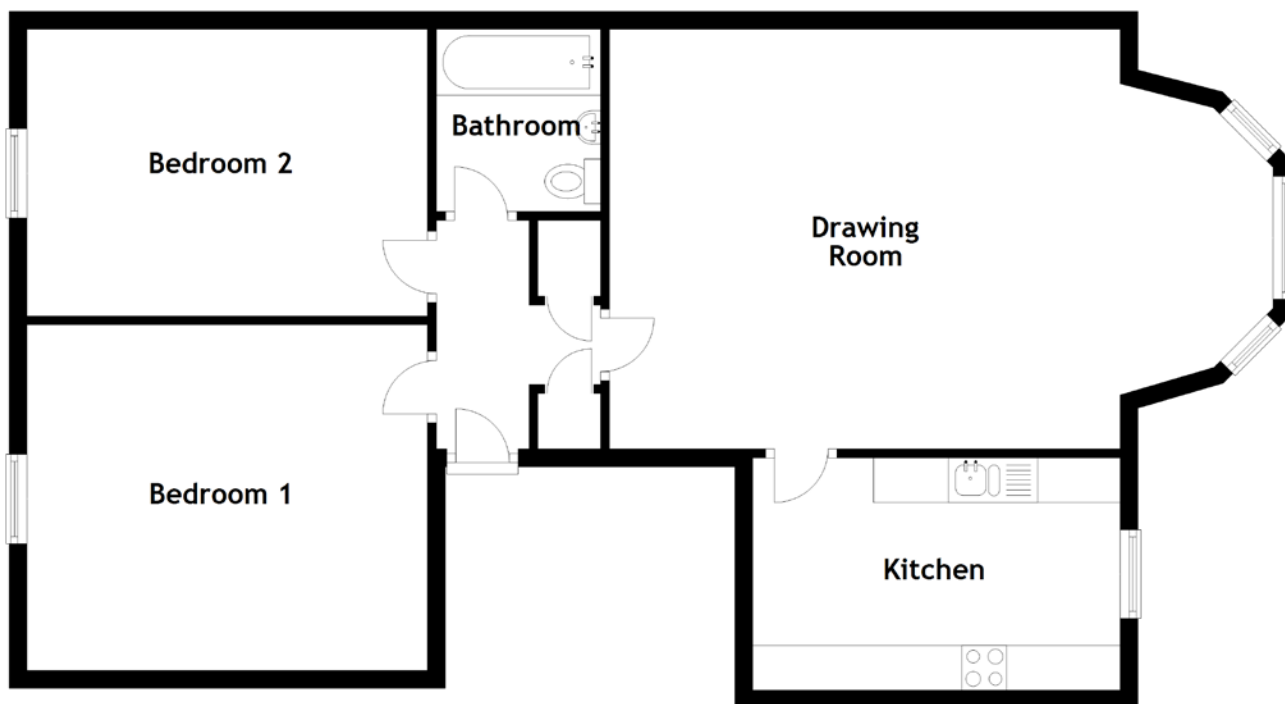
THE BATHROOM



Internal accommodation is completed by the entrance hallway which includes integrated storage and a stylish modern bathroom. The bathroom is fully tiled and includes a three-piece suite with a shower over a bath.

This flat must be viewed to be fully appreciated.

FLOOR PLAN, DIMENSIONS & MAP

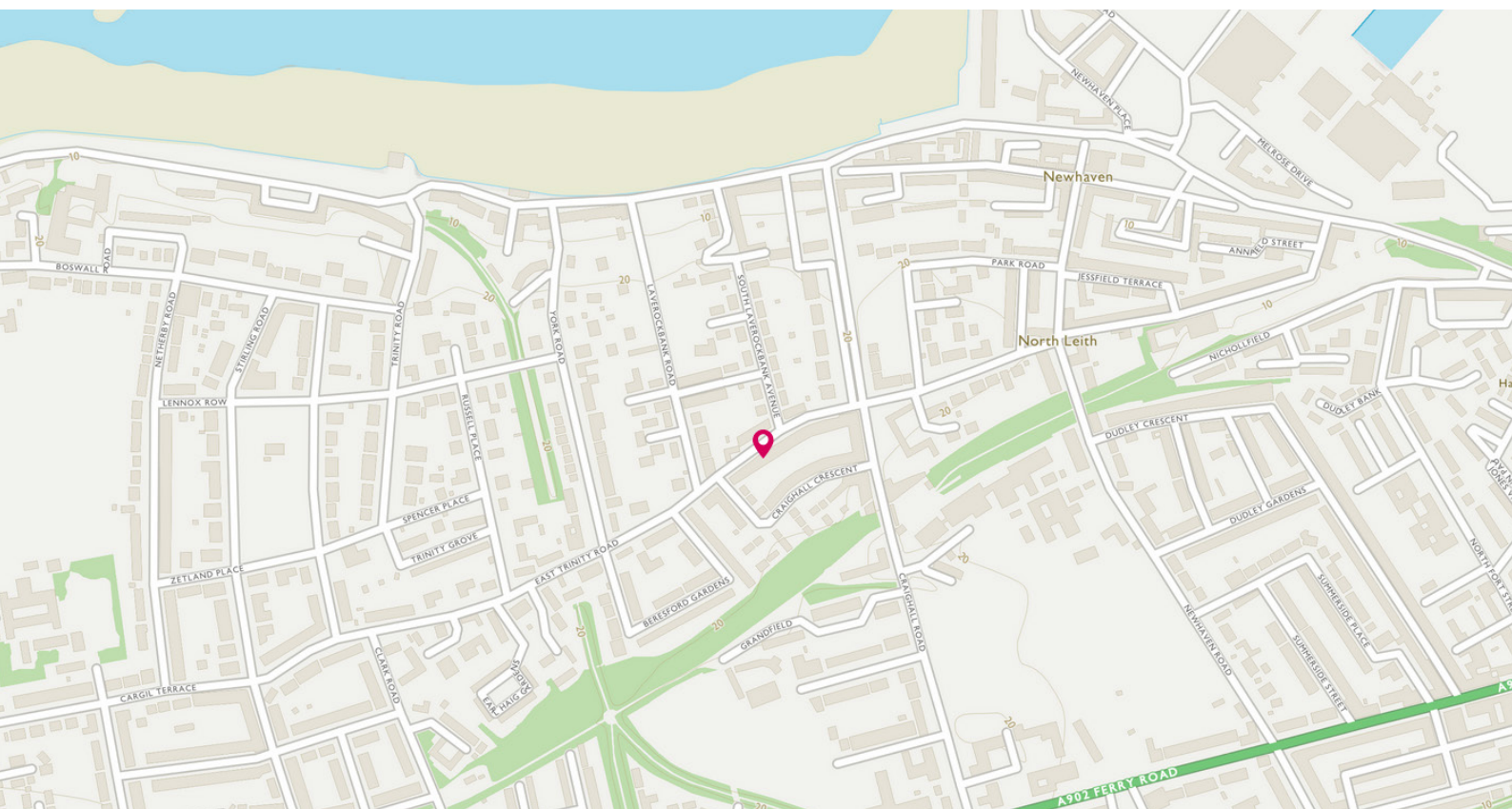


Approximate Dimensions (Taken from the widest point)

Lounge 7.44m (24'5") x 4.70m (15'5")
Kitchen 4.12m (13'6") x 2.60m (8'6")
Bedroom 1 4.54m (14'11") x 3.87m (12'8")

Bedroom 2 4.49m (14'9") x 3.21m (10'6")
Bathroom 2.04m (6'8") x 1.84m (6')

Gross internal floor area (m²): 88m²
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 and located 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.

The area is about 2 miles from the city centre and is close to the fashionable Shore area and next to the historic Newhaven harbour. It is not hard to find why so many people want to live in Trinity. The immediate area provides a good range of amenities including independent retailers, a historic library, a post office, chemist, cafés, restaurants, pubs and take-aways. Trinity Primary and Trinity Academy are both highly acclaimed state schools and within walking distance from the property. The area is well served by regular bus services to the city centre and beyond and the property is also well positioned for access to the Forth Road Bridge, City Bypass and the M8 to Glasgow, making commuting fast and convenient.



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