

# 15 Cargil Terrace

TRINITY, EDINBURGH, EH5 3ND



*STUNNING TWO-BEDROOM  
MAIN-DOOR FLAT*



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Welcome to a charming two-bedroom main-door flat situated on the picturesque Cargil Terrace in Trinity, Edinburgh. This delightful property effortlessly marries classical elegance with contemporary comforts, making it a standout choice in the vibrant Edinburgh housing market.

Upon entering, you'll be captivated by the spacious and luminous living room, where sunlight streams in through generously sized windows, creating a warm and inviting atmosphere.





One of the main highlights of this flat is the open-plan kitchen/diner, a modern masterpiece with top-of-the-line appliances and a gas hob. This space not only caters to culinary enthusiasts but also provides a perfect setting for hosting gatherings with room for a dining table. Adjacent to the kitchen, a utility room adds to the convenience of daily life.





The property features two spacious double bedrooms adorned with high ceilings and large windows, adding to their character and charm. A versatile box room complements these bedrooms, providing flexibility for various uses such as a home office or extra storage. The modern three-piece shower room ensures both style and functionality.





**Bedroom 2**

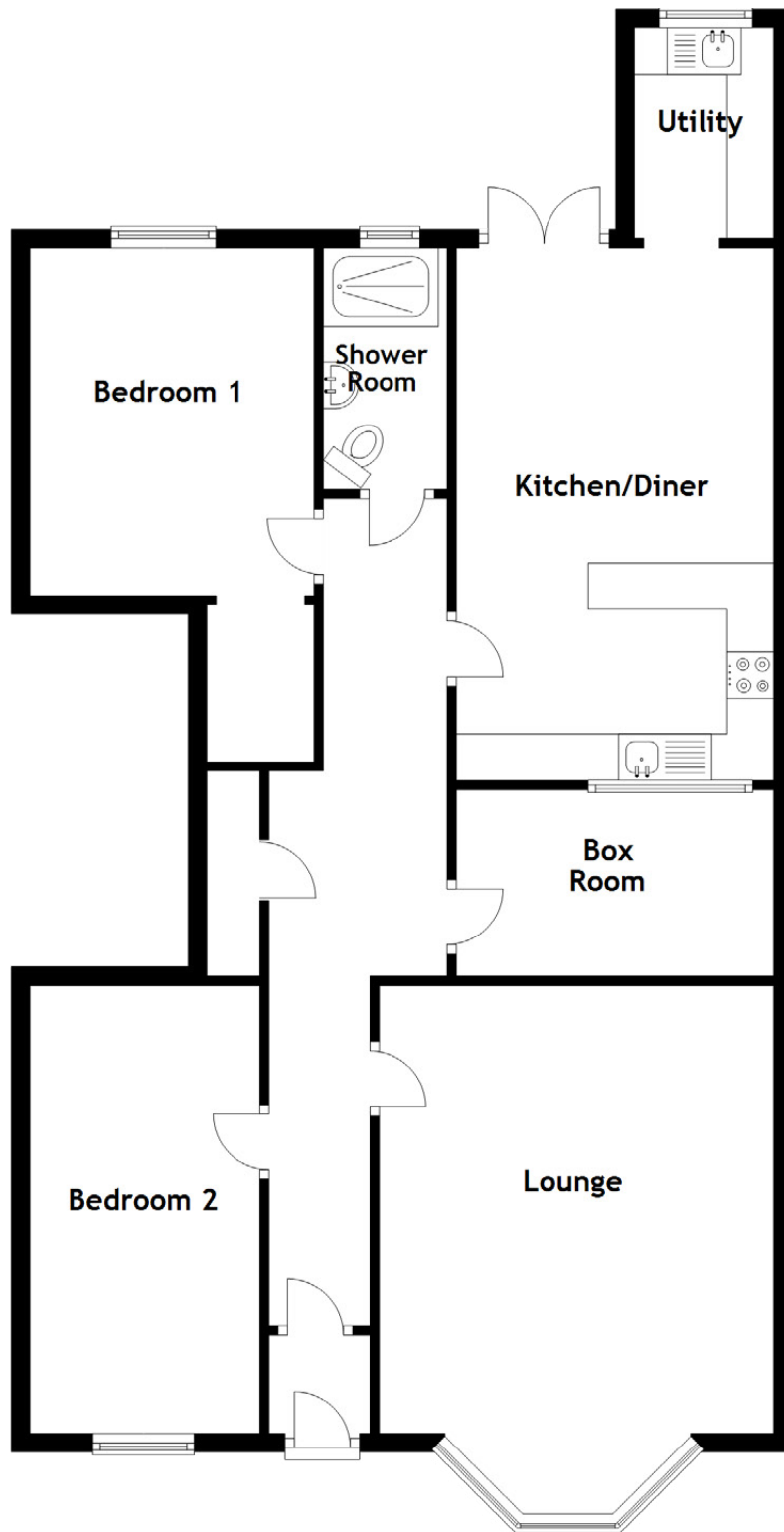




**BOX ROOM**







Approximate Dimensions

(Taken from the widest point)

Lounge	6.12m (20'1") x 4.24m (13'11")	Box Room	3.41m (11'2") x 2.00m (6'7")
Kitchen/Diner	5.72m (18'9") x 3.41m (11'2")	Shower Room	2.60m (8'6") x 1.33m (4'4")
Utility	2.26m (7'5") x 1.50m (4'11")		
Bedroom 1	3.74m (12'3") x 3.05m (10')	Gross internal floor area (m <sup>2</sup> ): 104m <sup>2</sup>	
Bedroom 2	4.81m (15'9") x 2.47m (8'1")	EPC Rating: C	



Step through the French doors from the kitchen/diner, and you'll find a south-facing private garden section beckoning you to bask in the sun, enjoy outdoor dining, or indulge your gardening aspirations. This garden section extends to a communal area, expanding your outdoor living space and offering a peaceful escape from the hustle and bustle.



This two-bedroom main-door flat on Cargil Terrace seamlessly combines the timeless appeal of Edinburgh flats with the comforts of modern living. If you're in search of a property that exudes character, offers ample space, and boasts a private garden, don't miss the chance to make this your new home. Arrange a viewing today to experience the quintessential Edinburgh lifestyle at its finest.



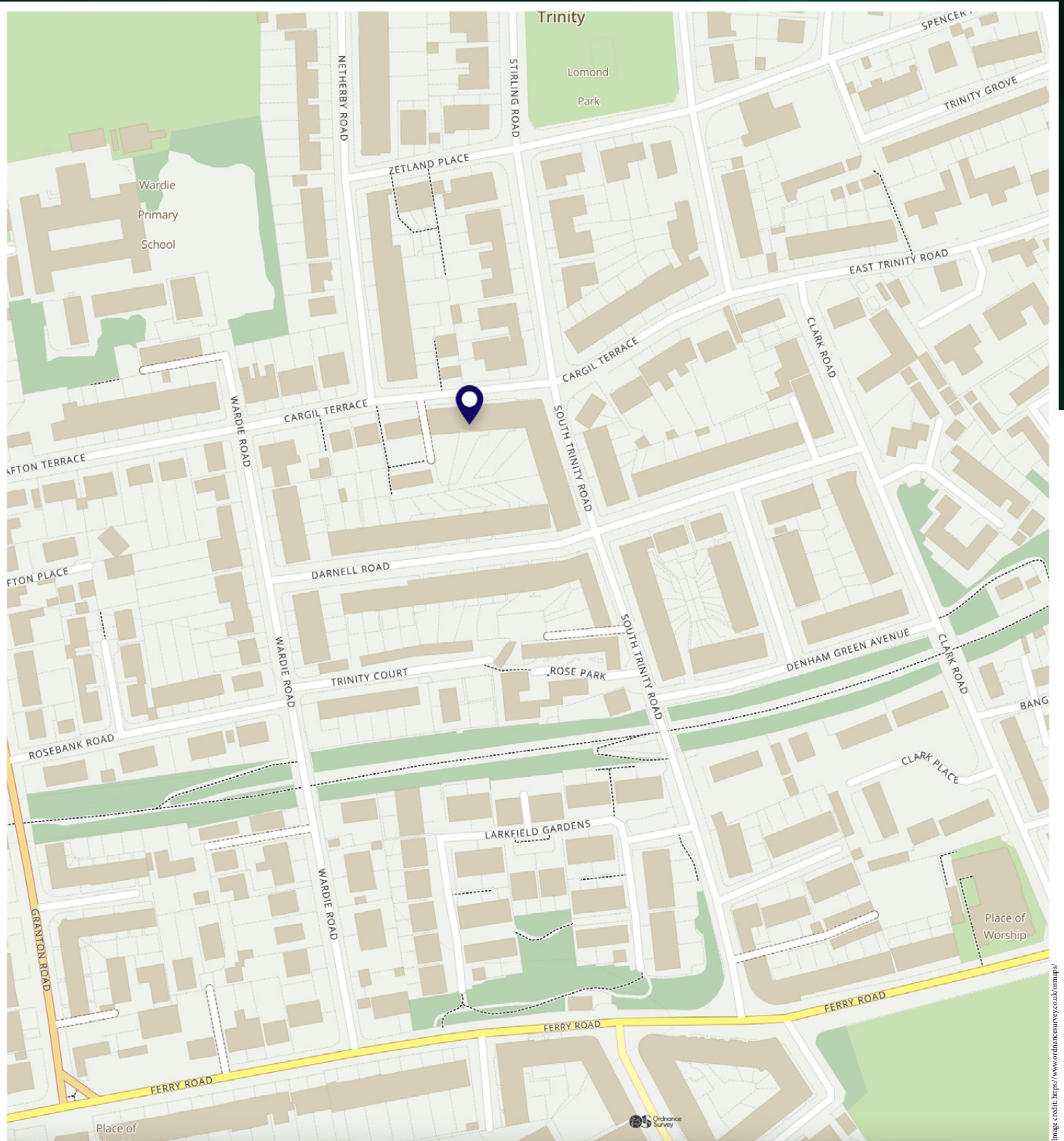
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Nestled in the sought-after neighbourhood of Trinity, 15 Cargil Terrace offers tranquillity while keeping the city centre within easy reach. Local amenities, parks, schools, and excellent transport links are all at your fingertips, promising a convenient and vibrant lifestyle. 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. 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. 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.

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## The Location



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