

10/1 Chancelot Terrace

TRINITY, EDINBURGH, EH6 4ST



Elegant Ground Floor Living with Period Charm and Modern Comforts in Trinity



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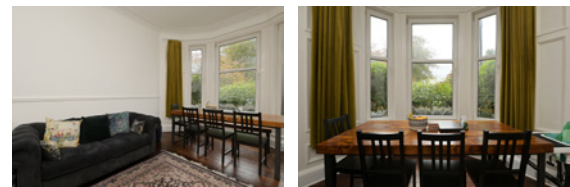
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Step into this beautifully presented two-bedroom ground-floor flat located on the sought-after Chancelot Terrace in Trinity. The property opens into a spacious hallway, boasting high ceilings that immediately give a sense of openness and grandeur.

THE LIVING ROOM



To the left, you'll find the bright and airy living room, bathed in natural light from the large bay window. This inviting space features elegant wooden flooring that flows throughout the property, along with an ornate fireplace, adding character and warmth.

THE KITCHEN



The adjacent modern kitchen is thoughtfully designed with a sleek finish. It comes fully equipped with a gas hob, integrated fridge/freezer, and offers ample storage and worktop space, perfect for cooking and entertaining.





The flat includes two generously sized double bedrooms. The principal bedroom benefits from integrated wardrobe space and French doors that open directly into the shared rear garden, creating a peaceful retreat.

Completing the home is a stylish, contemporary bathroom featuring chic white brick tiles and modern fixtures, adding a fresh and sophisticated touch to the property.

THE BATHROOM



BEDROOM 1



BEDROOM 2

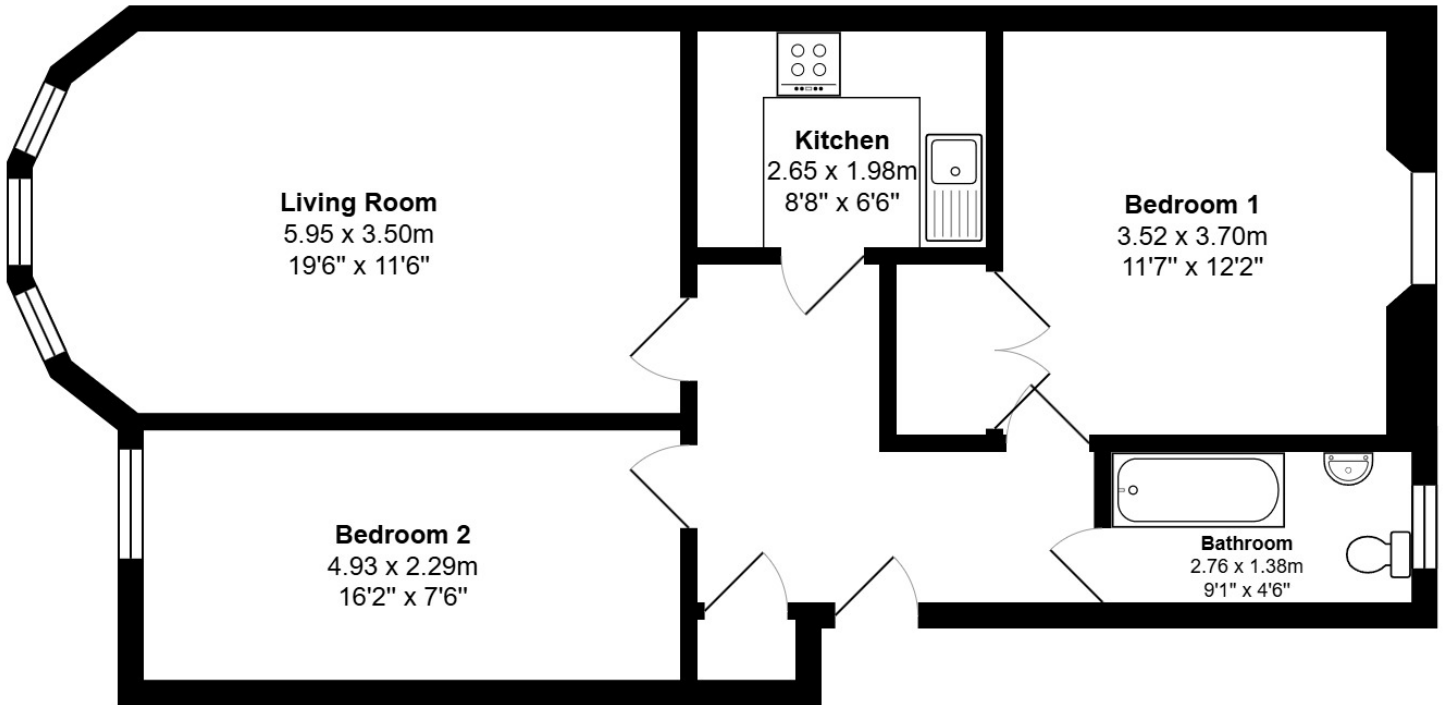


This charming flat is perfect for those seeking a blend of modern living with period features in a highly desirable location.

EXTERNALS

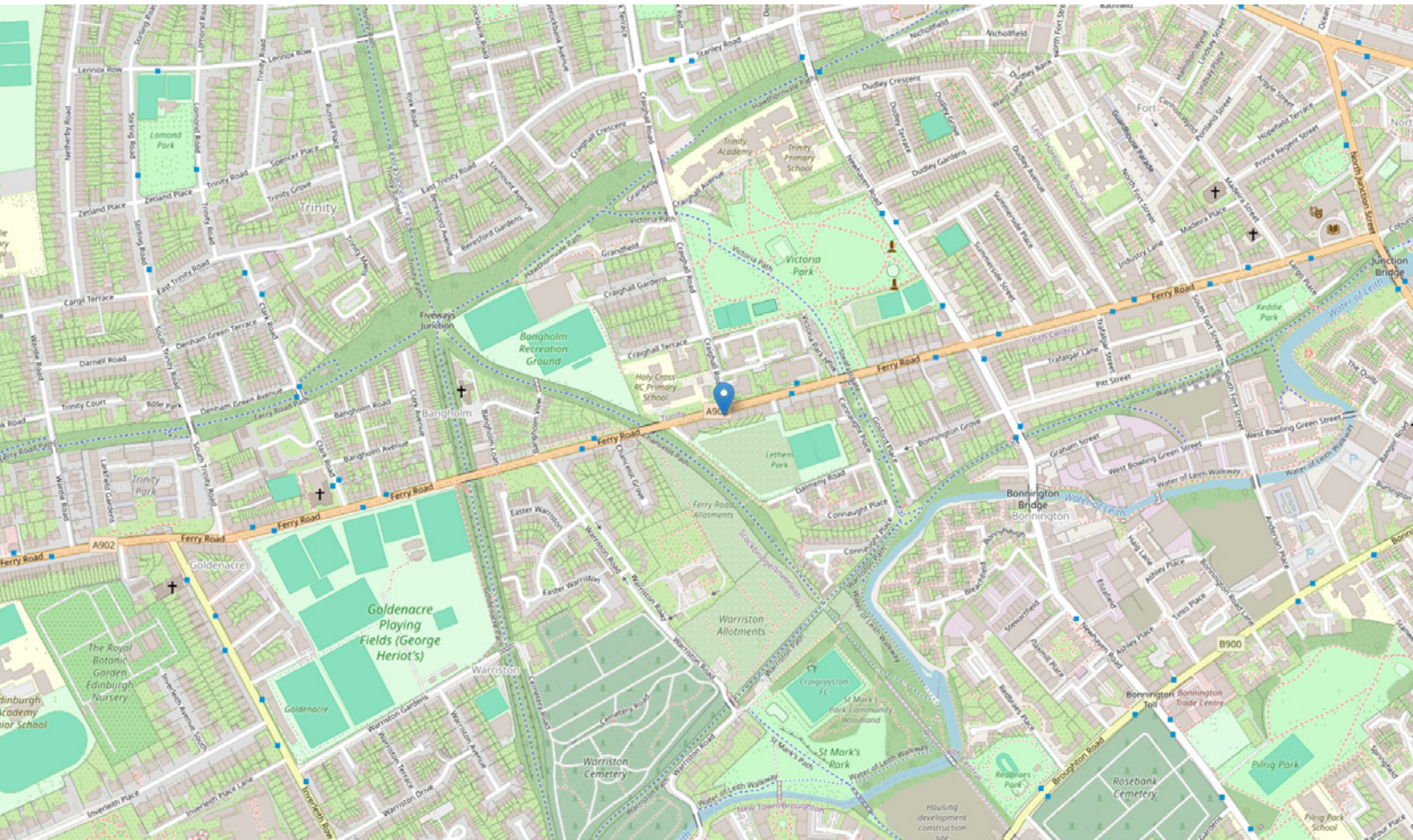


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 68m² | EPC Rating: D



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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