

# 68 Connaught Place

TRINITY, EDINBURGH, EH6 4RN



*GENEROUSLY SIZED  
2 BED UPPER VILLA*



0131 524 9797

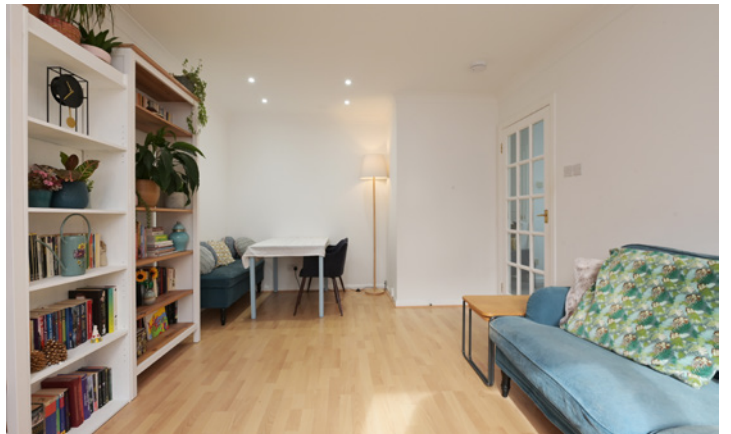


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McEwan Fraser is delighted to present this beautifully presented two-bedroom upper villa to the market. Set within a peaceful and well-maintained residential development, the property offers an excellent balance of comfort, style, and practicality, making it an ideal purchase for first-time buyers, downsizers, or investors alike. The home enjoys an attractive position surrounded by neatly kept communal grounds, with a charming private entrance framed by greenery leading into a bright and welcoming hallway.

The internal accommodation is focused on a spacious living room, tastefully decorated in neutral tones and flooded with natural light from a large window overlooking leafy surroundings. The room offers ample space for both lounge and dining areas, creating a versatile environment perfect for relaxing or entertaining.

## The Property



The modern kitchen is well-appointed with sleek cabinetry, wooden worktops, and stylish patterned splashbacks, providing a contemporary and functional cooking space.





The property boasts two well-proportioned bedrooms, both benefiting from excellent natural light and thoughtful layouts. The principal bedroom offers generous proportions along with built-in storage, while the second bedroom is highly adaptable and would serve equally well as a guest room, home office, or nursery.





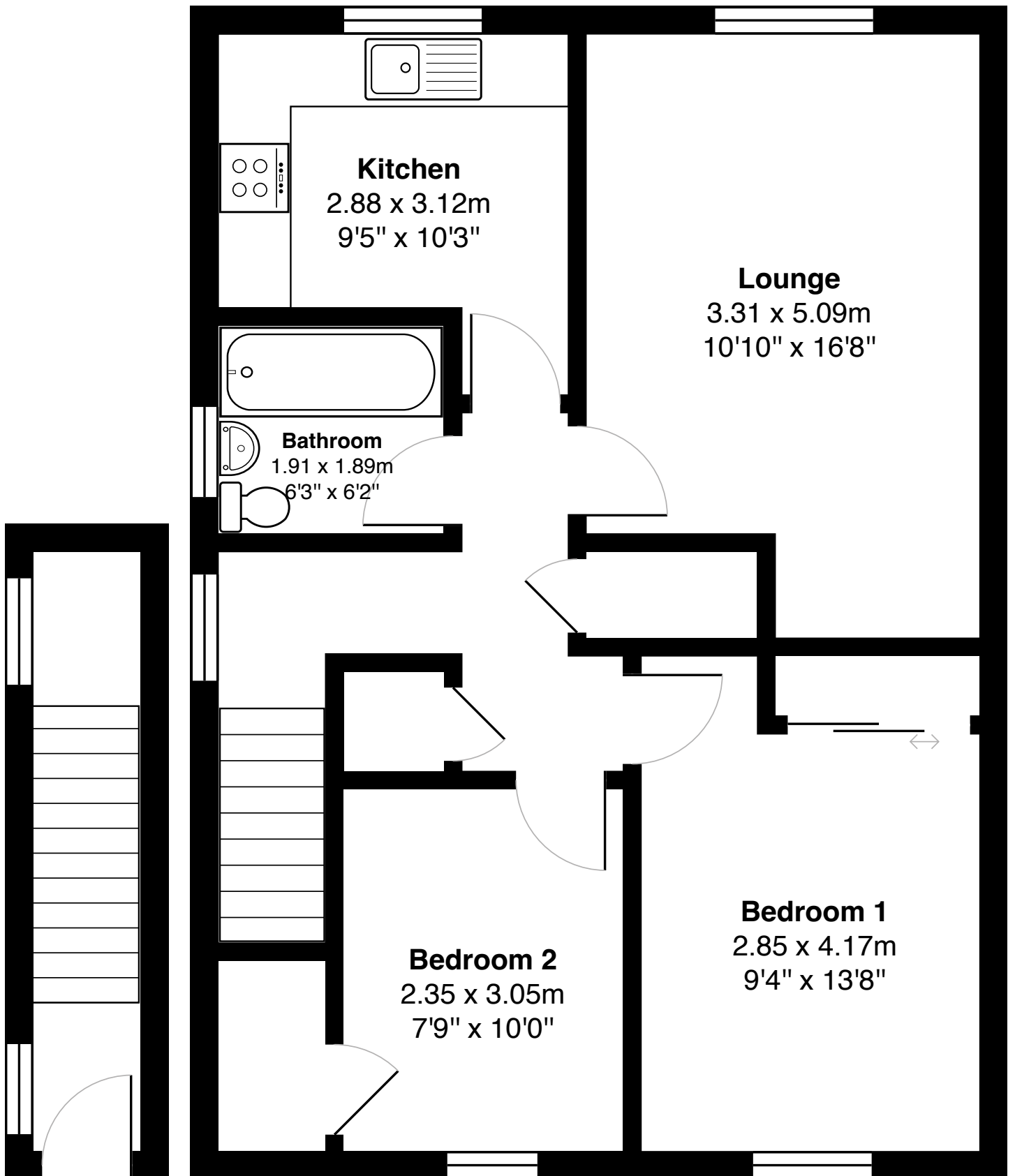
**Bedroom 2**





The accommodation is completed by a fresh and modern bathroom featuring a clean white suite with a shower over the bath, and a partially floored attic space with power and lighting.





Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup>

EPC Rating: C

Externally, the development is surrounded by beautifully maintained communal gardens, offering residents a peaceful outdoor retreat. Further benefits include access to garage facilities and ample residents' parking.

This property represents a fantastic opportunity to acquire a stylish and low-maintenance home in a quiet, desirable location, and early viewing is highly recommended.



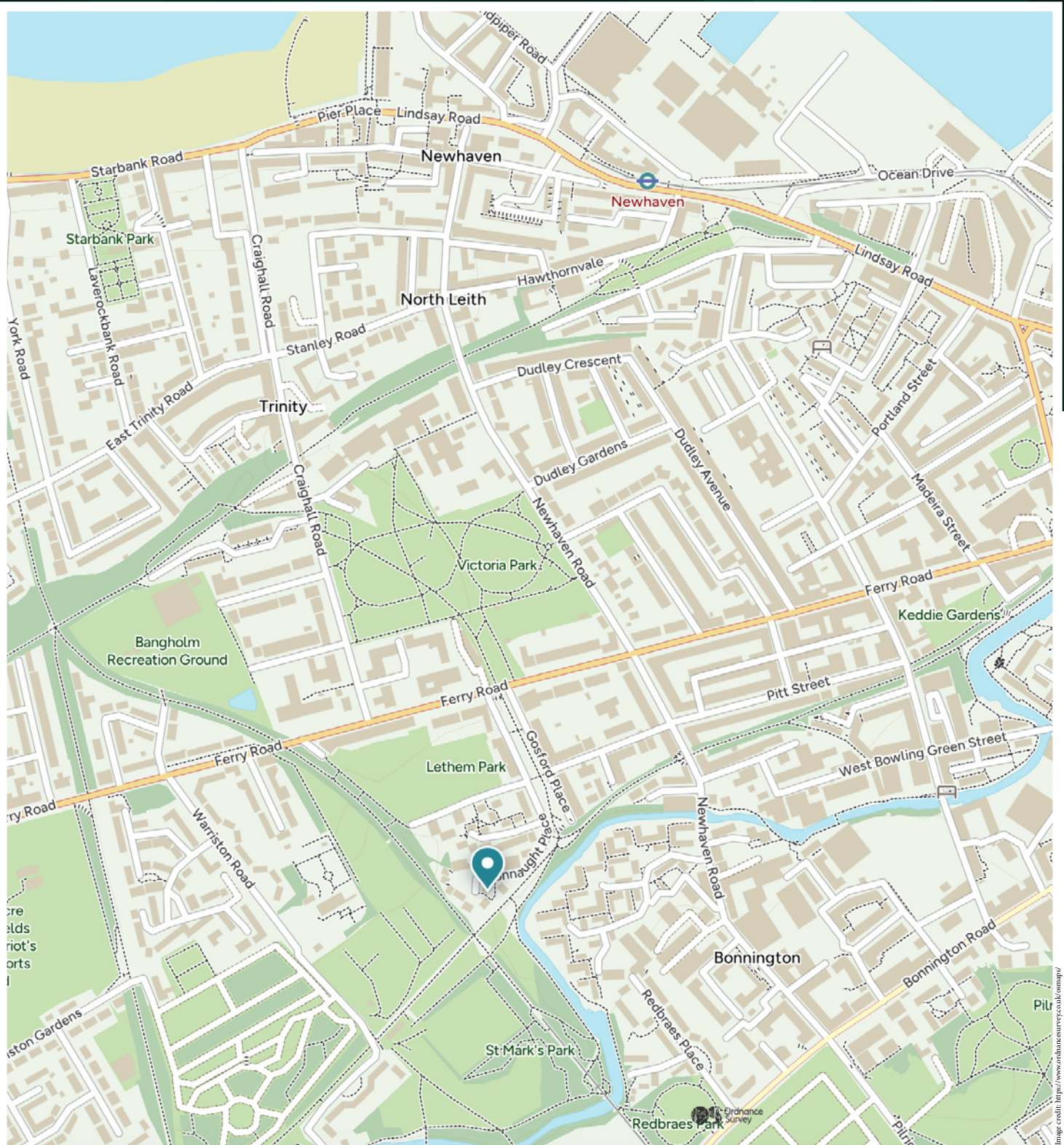


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Trinity, located just two miles north of Edinburgh's city centre, is one of the city's most desirable residential suburbs, offering leafy streets, elegant period homes, and excellent modern amenities. The area is exceptionally well connected: frequent Lothian bus services provide swift access to the city, the newly extended tram line reaches nearby Newhaven for convenient travel across Edinburgh and to the airport, and the A90 and city bypass are easily accessible by car.

Trinity is also popular with walkers and cyclists, thanks to its network of footpaths and cycle routes linking directly into the city and along the coast. Families are well served by reputable schools, including Trinity Primary and Trinity Academy, while everyday shopping needs are met by local independent stores, supermarkets, and the nearby Ocean Terminal, which also houses a cinema, gym, and a range of eateries. A wealth of leisure opportunities are on the doorstep: Victoria Park offers play areas, tennis courts, and green space, while Starbank Park and Wardie Bay provide scenic spots for walking and relaxation. Sports enthusiasts benefit from the modern Trinity Academy Sports Campus, with gym facilities, fitness classes, and all-weather pitches, while Newhaven Harbour is a short stroll away, boasting seafood restaurants, cafés, and picturesque waterfront views. Combining peaceful, family-friendly living with quick city access, Trinity offers an exceptional balance of charm, convenience, and lifestyle.

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