




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

51/6 Ferry Road

TRINITY, EDINBURGH, EH6 4AF

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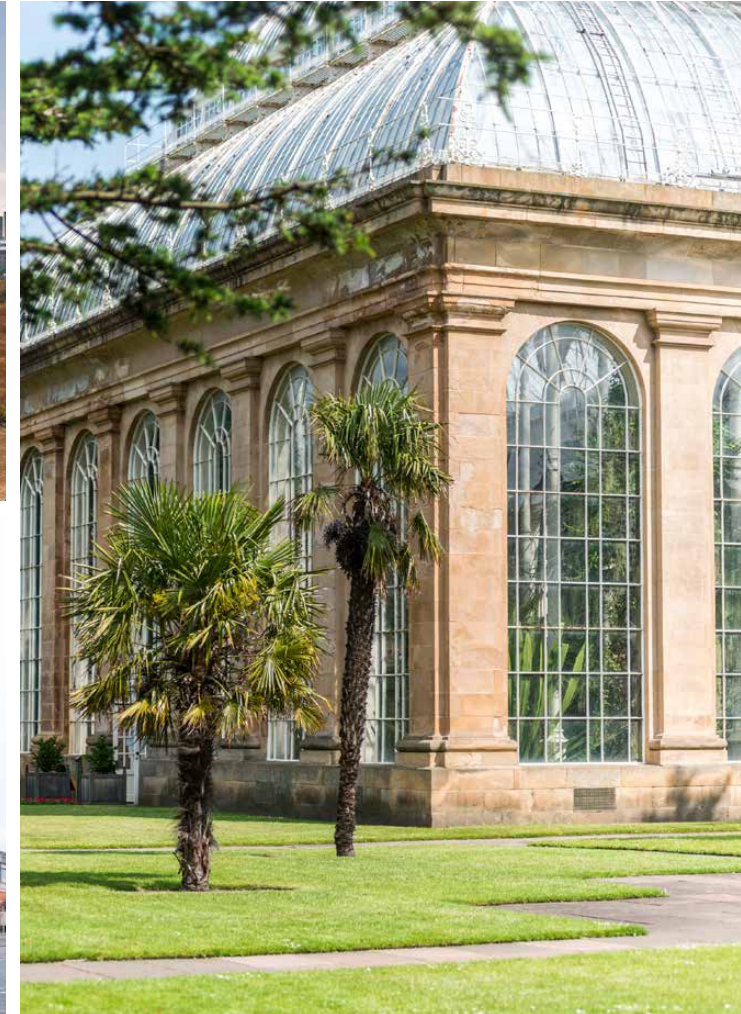
There are parts of the city which, because of their location and character, stand head and shoulders above all else. Morningside might be one, Comely Bank could be another but Trinity, without a doubt, certainly is.

The district is purely residential and 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.

Situated between Granton and Newhaven harbours there is local shopping available at the 24-hour Asda store and Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs.

A few moments away, Leith waterfront provides a host of cafés, galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Several open-air recreational facilities are within easy reach of the area.

The Royal Botanic Gardens, many public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk.



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An excellent opportunity has arisen to acquire this spacious one bedroom second-floor flat, making for an ideal first-time-buyer or buy-to-let opportunity, while being well located within the popular Trinity area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway and an open plan, partially tiled lounge/kitchen/diner which benefits from an integrated four gas hob/oven and a walk-in larder.

The spacious double bedroom includes an Edinburgh press cupboard and the three-piece, partially tiled bathroom has an over-head shower, a utility cupboard, heated towel rail and an extractor fan.

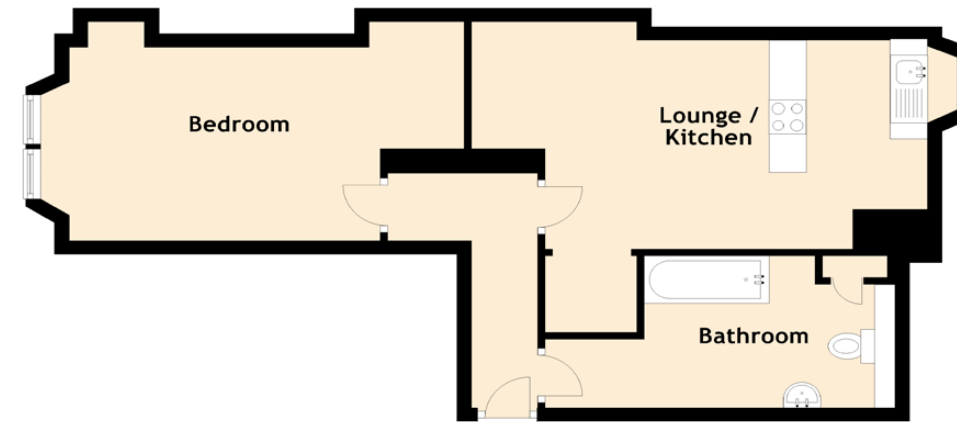
This property also benefits from secure door entry system, gas central heating, full double glazing, a communal garden to the rear of the property, access via the stairway and more than adequate un-restricted on-street parking to accommodate for residents and visitors alike.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge / Kitchen	5.87m (19'3") x 3.39m (11'1")
Bedroom	5.52m (18'1") x 3.23m (10'7")
Bathroom	4.70m (15'5") x 2.24m (7'4")

Gross internal floor area (m²): 51m² | EPC Rating: C

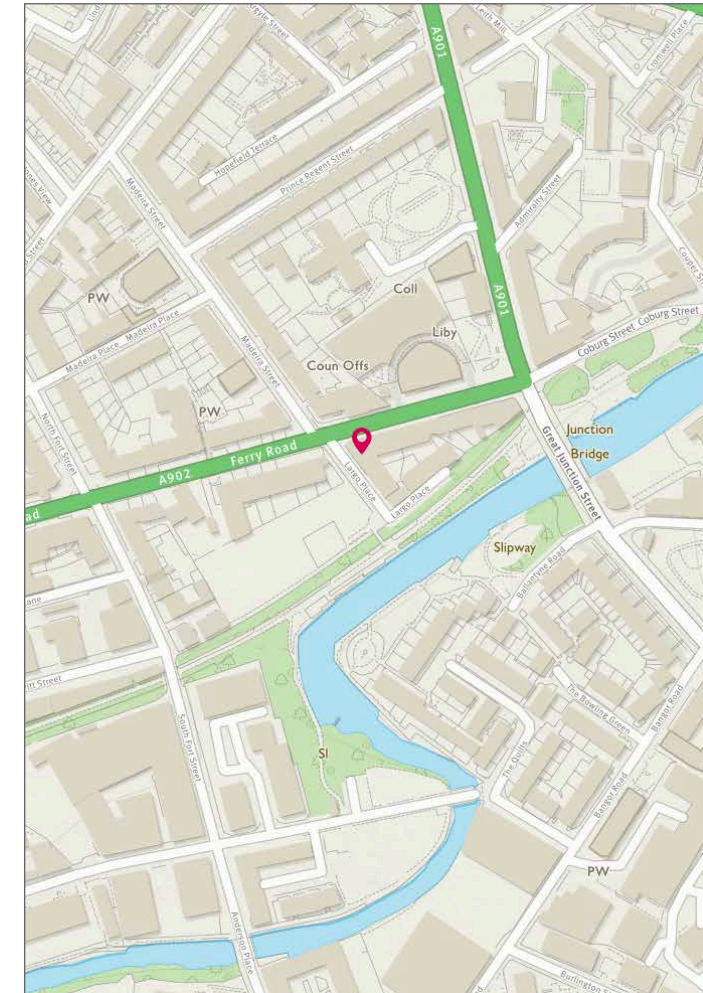


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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SEAN NICOL
 Surveyor



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ROSS MCBRIDE
 Photographer



Layout graphics and design
ABBEY TURPIE
 Designer