

6/2 Rosebank Grove

TRINITY, EDINBURGH, EH5 3QN



*Spacious and Bright Two Bedroom
Ground Floor Flat In Trinity*



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McEwan Fraser Legal is delighted to present this two-bedroom ground floor flat in the ever-popular Trinity Area. The property is in walk-in condition having been well looked after.

THE LOUNGE



Inside, the property comprises of:

- There is a very spacious lounge with a working gas fireplace making for a cosy room year-round.
- Fully equipped kitchen which is in excellent condition and is fitted with gas hob, fan oven along with freestanding appliances.

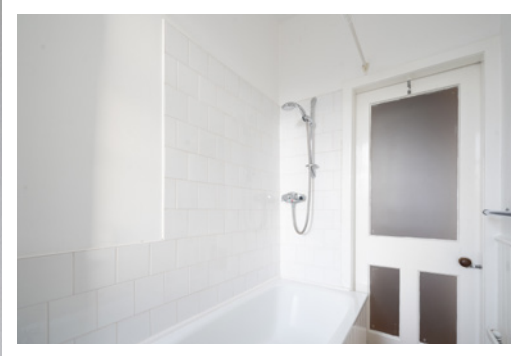
THE KITCHEN





- The hallway of the property is worth a particular mention as it comes fitted with a large built-in work desk and also comes with excellent storage with two well-proportioned hall cupboards.
- The house has a modern bathroom which is fitted with a mains shower over the bath and is partially tiled.
- There are two spacious double bedrooms of which the master bedroom provides direct rear access to the private garden which has been well kept.

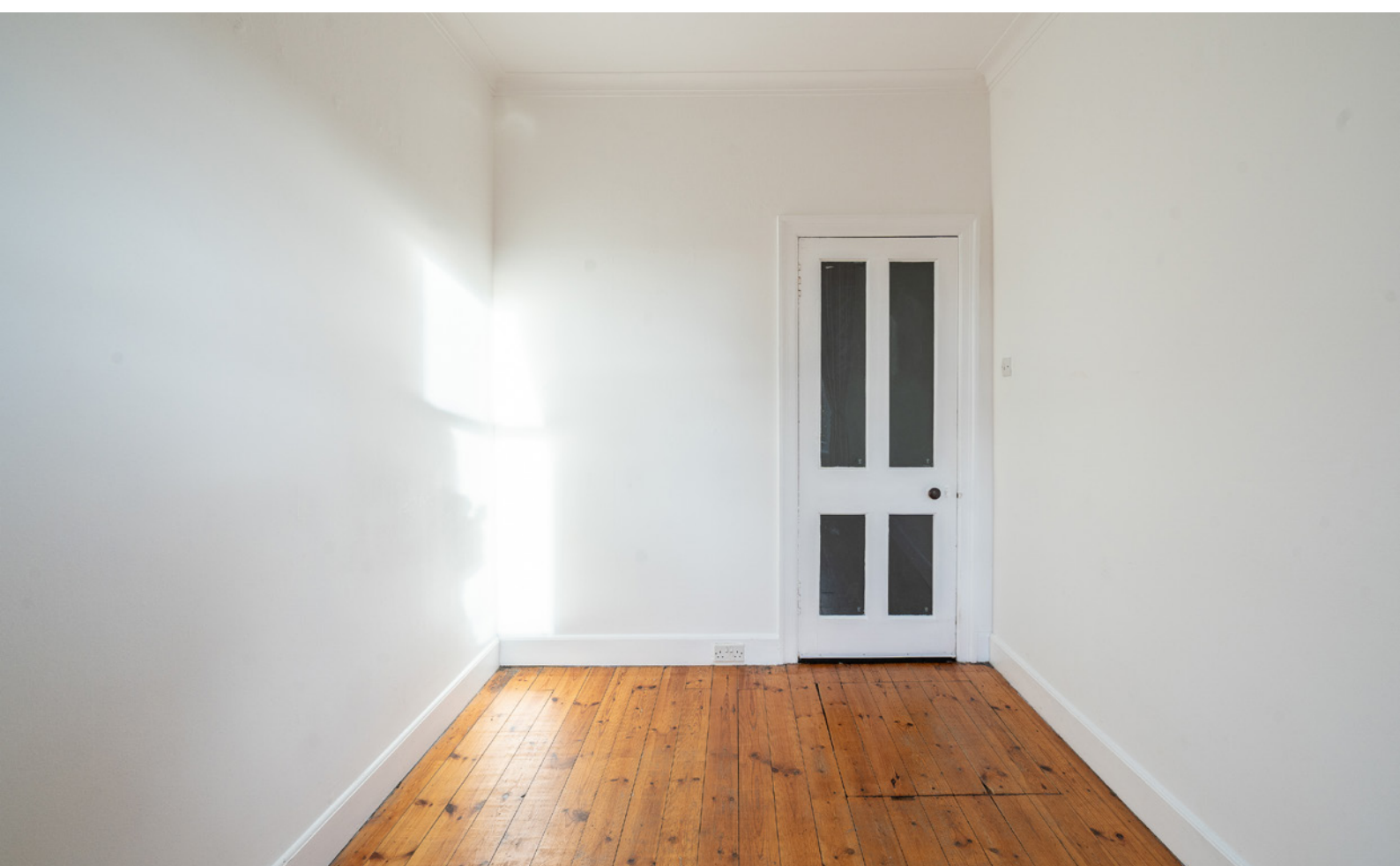
THE BATHROOM



BEDROOM 1



BEDROOM 2

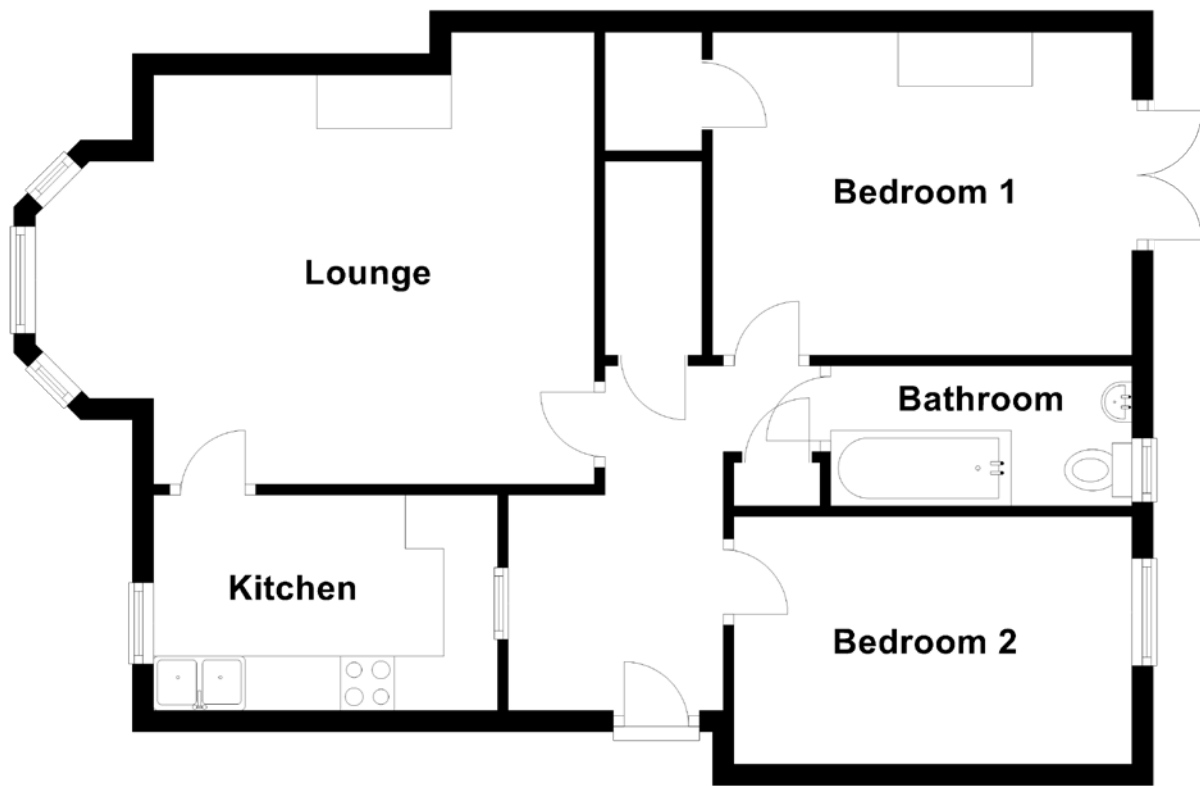


In addition, the property includes free on-street parking for residents and visitors alike. The apartment also comes with a modern gas combi boiler and almost full double glazed windows with the exception of but a few making a warm home year-round.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

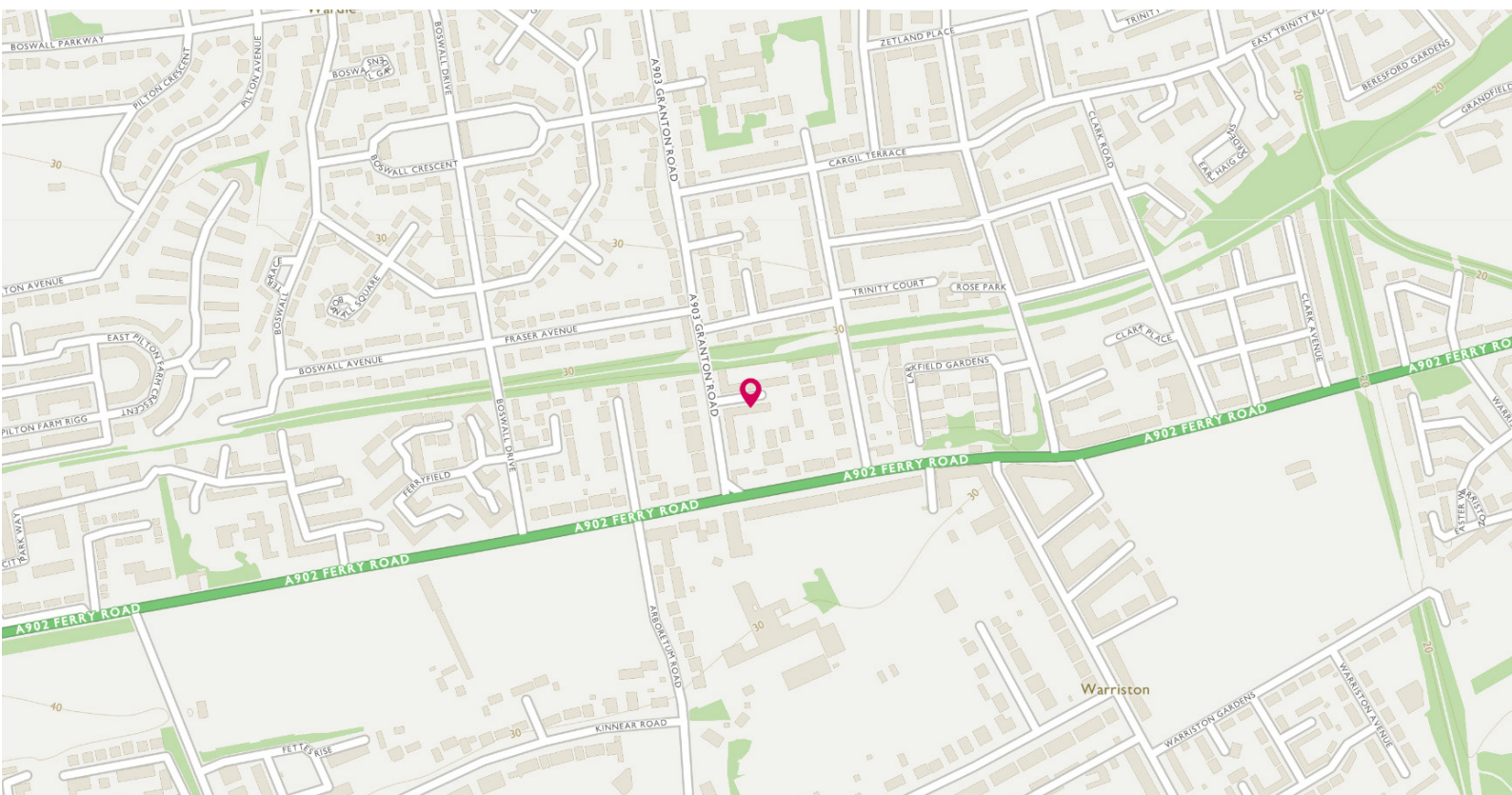


Approximate Dimensions (Taken from the widest point)

Lounge 5.20m (17'1") x 4.20m (13'9")
Kitchen 3.20m (10'6") x 2.00m (6'7")
Bedroom 1 3.90m (12'10") x 3.00m (9'10")

Bedroom 2 3.70m (12'2") x 2.30m (7'7")
Bathroom 2.80m (9'2") x 1.30m (4'3")

Gross internal floor area (m²): 67m²
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 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 Waitrose in Stockbridge as well as 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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