




McEwan Fraser Legal

Solicitors & Estate Agents

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5A South Fort Street

TRINITY, EDINBURGH, EH6 4DL

LOCATION - TRINITY

EDINBURGH, EH6 4DL

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.



5A SOUTH FORT STREET

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An excellent opportunity has arisen to acquire this unique two-bedroom basement flat, making for an ideal buy-to-let opportunity, while being well located within the popular Trinity area of Edinburgh. Viewing of this property is highly recommended.

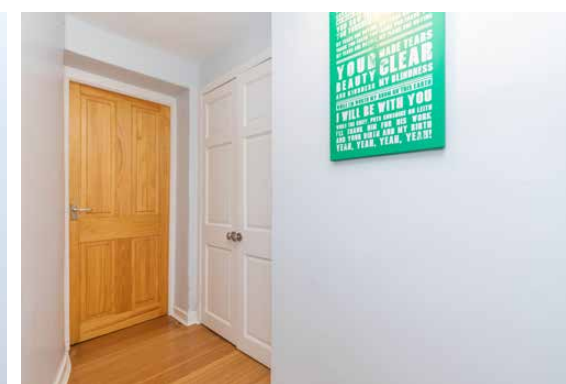
Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway with an under-stair storage cupboard, which also houses the meters and a spacious lounge/diner which boasts a feature gas fire including surround, a breakfast bar and access to the rear garden.

The fully fitted kitchen benefits from an integrated 5 gas hob/oven, extractor hood and modern splash-back panelling.

Furthermore, there are two double bedrooms and a three-piece, fully tiled bathroom with an overhead shower.

This property also benefits from gas central heating, full double glazing, private garden grounds to the front of the property, including an under-pavement cellar and a communal rear garden with rear access.

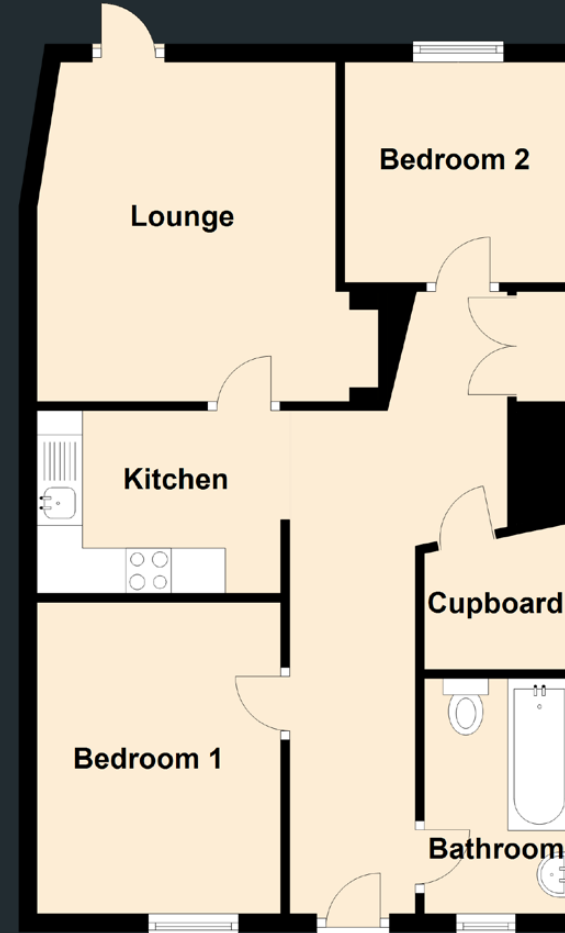
There is also more than adequate un-restricted on-street parking to accommodate residents and visitors alike.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.77m (12'4") x 3.75m (12'4")
Kitchen	2.71m (8'11") x 2.02m (6'8")
Bedroom 1	3.44m (11'3") x 2.69m (8'10")
Bedroom 2	2.50m (8'2") x 2.44m (8')
Bathroom	2.60m (8'6") x 1.62m (5'4")

Gross internal floor area (m²): 60m² | EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including; light fittings, fitted floor coverings, fridge freezer and washing machine. Please note, other items may be available through separate negotiation.

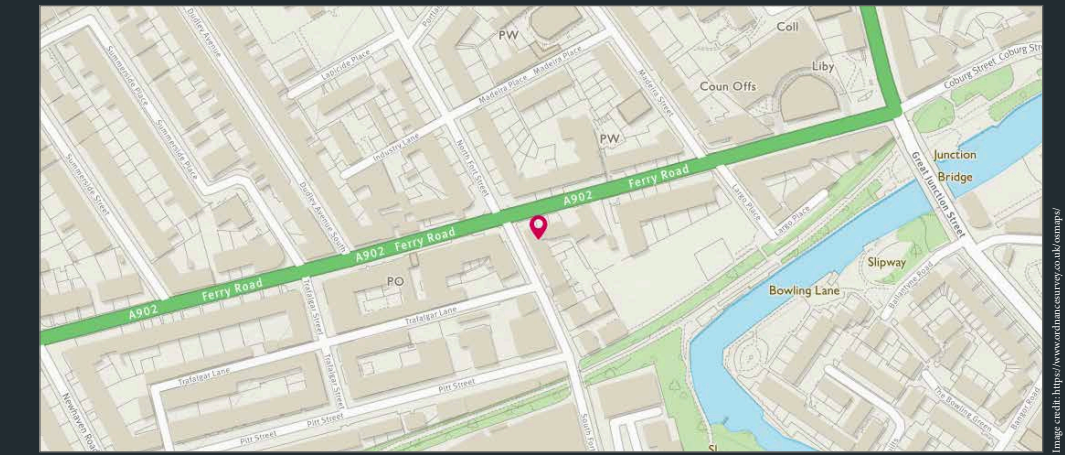


Image credit: <https://www.wordhousurvey.co.uk/osmap/>




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