

16 Beresford Gardens

TRINITY, EDINBURGH, EH5 3ES



Beresford Gardens is arguably one of the prettiest streets in Trinity



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Beresford Gardens is arguably one of the prettiest streets in Trinity and McEwan Fraser is delighted to present this three-bedroom, mid-terraced, house to the market. Internally this charming property is presented in good order and enjoys excellent proportions over two floors. The property sits on the south side of Beresford Gardens and enjoys a large south facing rear garden. There is plenty of potential for a further extension on the ground floor which is common in the area (STPP). Further benefits include gas central heating and double glazing.

THE LOUNGE/DINER



The accommodation is focused on a superb through lounge which has been created by opening the wall between the original public rooms. This dual aspect room is superbly bright with sunlight streaming through a south-facing patio door. There is fantastic floor space for a variety of different configurations which will allow the new owner enormous flexibility as they create their ideal entertaining space.



THE KITCHEN



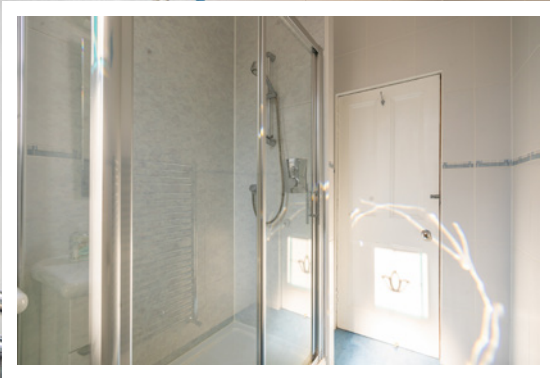
The kitchen has been extended to the rear of the original building and comprises a generous range of base and wall mounted units topped with stone worksurfaces. This gives plenty of prep and storage space for the aspiring chef alongside an integrated gas hob and double oven. The kitchen also boasts plenty of additional storage and gives access to a ground floor shower room with a toilet and sink.





Moving upstairs, there are three well proportioned double bedrooms and a modern shower room. Bedroom one is the obvious master and enjoys plenty of floor space for a full suite of bedroom furniture alongside a range of integrated storage. The second and third double bedrooms also include integrated storage. The large shower room is partially tiled and includes a white suite and a large double shower. The room is easily large enough to be finished as a more conventional bathroom.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



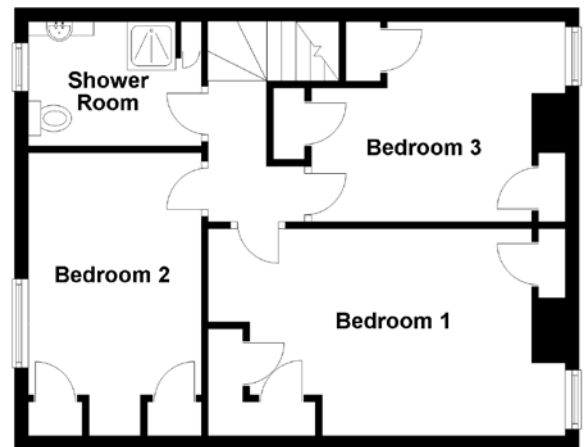
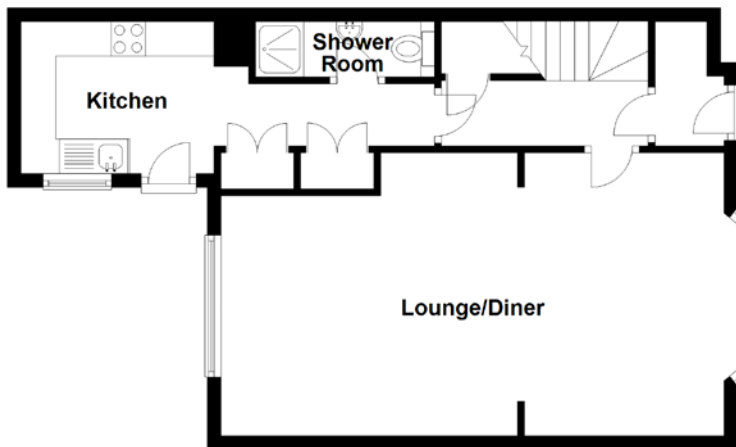
Externally, the property boasts a low maintenance front garden with mature flower beds. To the rear, the patio doors from the lounge open onto the generous south facing rear garden which is part patio, part lawn and bordered with mature flower beds. The rear garden gets sun all days long and is not overlooked from the rear.

This is a lovely property and houses on the street don't come to market often. Viewing is essential.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



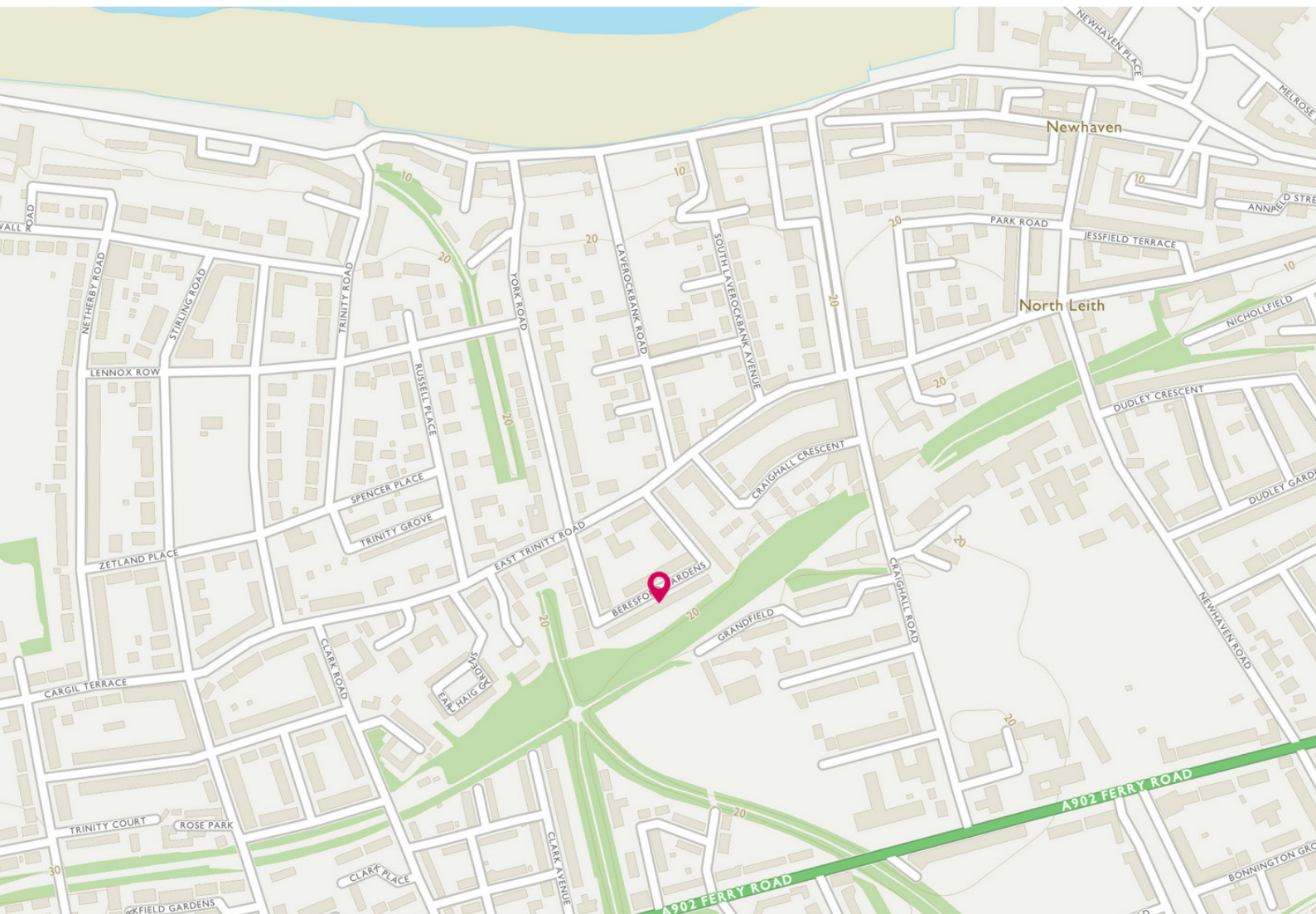
Approximate Dimensions (Taken from the widest point)

Lounge/Diner	8.20m (26'11") x 4.10m (13'5")
Kitchen	3.40m (11'2") x 2.20m (7'3")
Shower Room	2.60m (8'6") x 0.80m (2'7")
Bedroom 1	4.70m (15'5") x 3.00m (9'10")

Bedroom 2	4.10m (13'5") x 2.50m (8'2")
Bedroom 3	2.90m (9'6") x 1.10m (3'7")
Shower Room	2.51m (8'3") max x 1.80m (5'11")

Gross internal floor area (m²): 99m²

EPC Rating: D



THE LOCATION

There are parts of the city that, 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.





This is a highly sought after and affluent residential area with ample green spaces nearby. This property is in close proximity to Victoria Park, which features tennis courts, basketball courts and a children's play park. Inverleith Park and The Royal Botanical Gardens are also located close by. The city centre is easily accessible as the area is well served by frequent public transport links and there is easy access to the city bypass and all major motorways for travel further afield.

The area is well served by a range of amenities nearby including the cosmopolitan areas of The Shore and Newhaven harbour where you will find an abundance of award-winning restaurants, bars and bistros as well as independent retailers.

Ocean Terminal Shopping Centre provides a vast array of shops including Marks and Spencer Food hall, restaurants, a multi-screen cinema and a gym. Further recreational facilities are provided by David Lloyd's Sports Centre, alongside a 24 hour Asda both of which are within easy reach. The Water of Leith Walkway and Forth waterfront provide pleasant walks, and there is easy access to an extensive network of cycle paths from many locations in the vicinity.

There are excellent schools in the area, both state and private.



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