

80 Trafalgar Lane

EDINBURGH, EH6 4DQ



*BRIGHT CONTEMPORARY LIVING OVER THREE LEVELS
WITH PRIVATE PARKING IN A PRIME LOCATION*



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McEwan Fraser Legal is delighted to present this bright and spacious three-storey townhouse, ideally positioned at 80 Trafalgar Lane. With private parking and a thoughtfully designed layout, this modern home offers exceptional versatility and comfort for contemporary living.

The property is arranged over three levels, with each floor flooded with natural light. On the ground floor, you'll find a generously sized double bedroom alongside a contemporary shower room with WC.







The first floor is the heart of the home, featuring a large open-plan kitchen, living area. Finished with laminate flooring throughout, this bright and airy space is ideal for both relaxing and entertaining. A full-height glass door leads out to a private balcony, offering a perfect spot for morning coffee or evening unwinding.







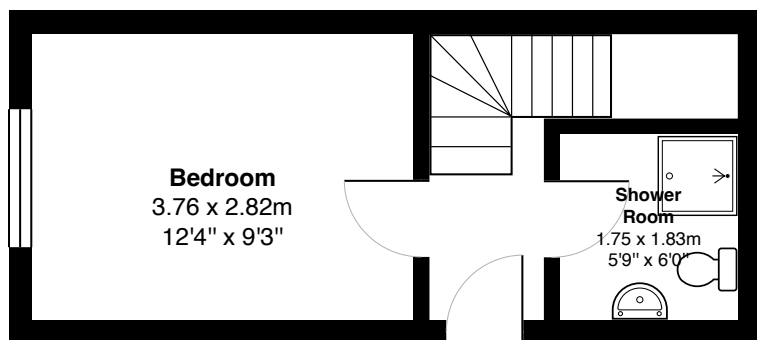
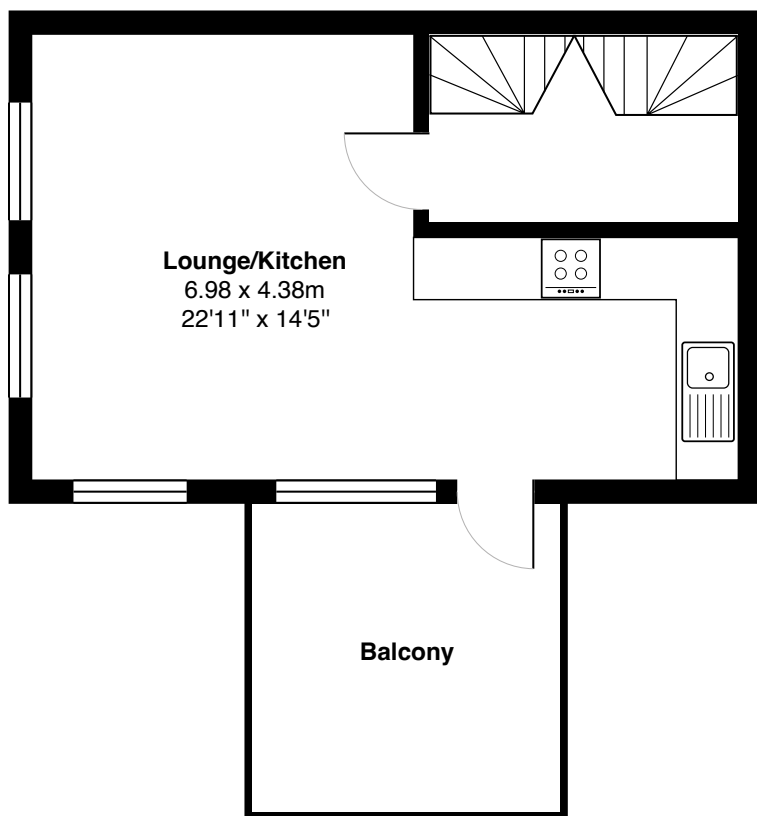
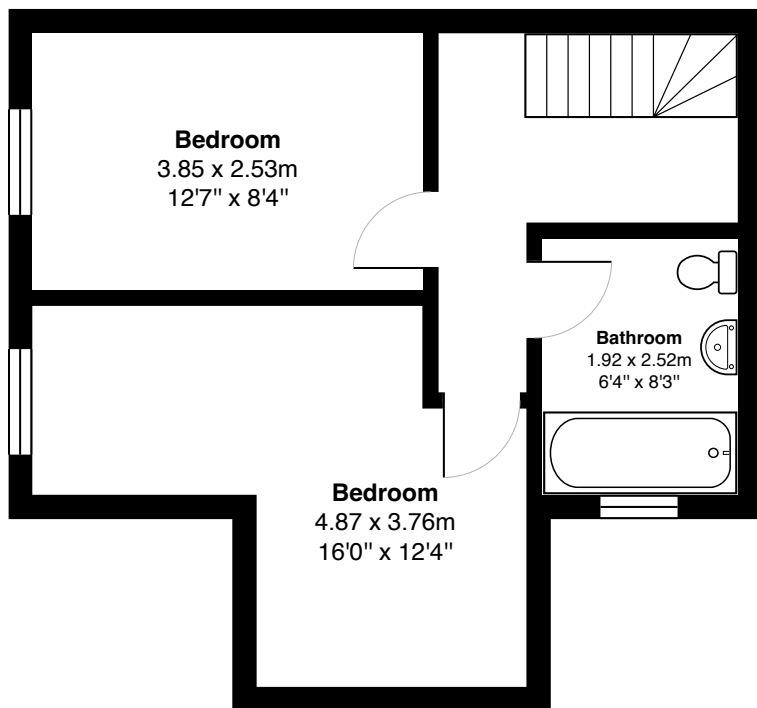


On the top floor, there are two further double bedrooms, including a particularly spacious principal bedroom. The family bathroom is well presented, with bright décor.









Gross internal floor area (m²): 85m²

EPC Rating: C



Externally, the property benefits from private parking, an increasingly rare and valuable feature in such a central location. This is a fantastic opportunity to acquire a stylish and well-located home offering flexible accommodation across three levels.

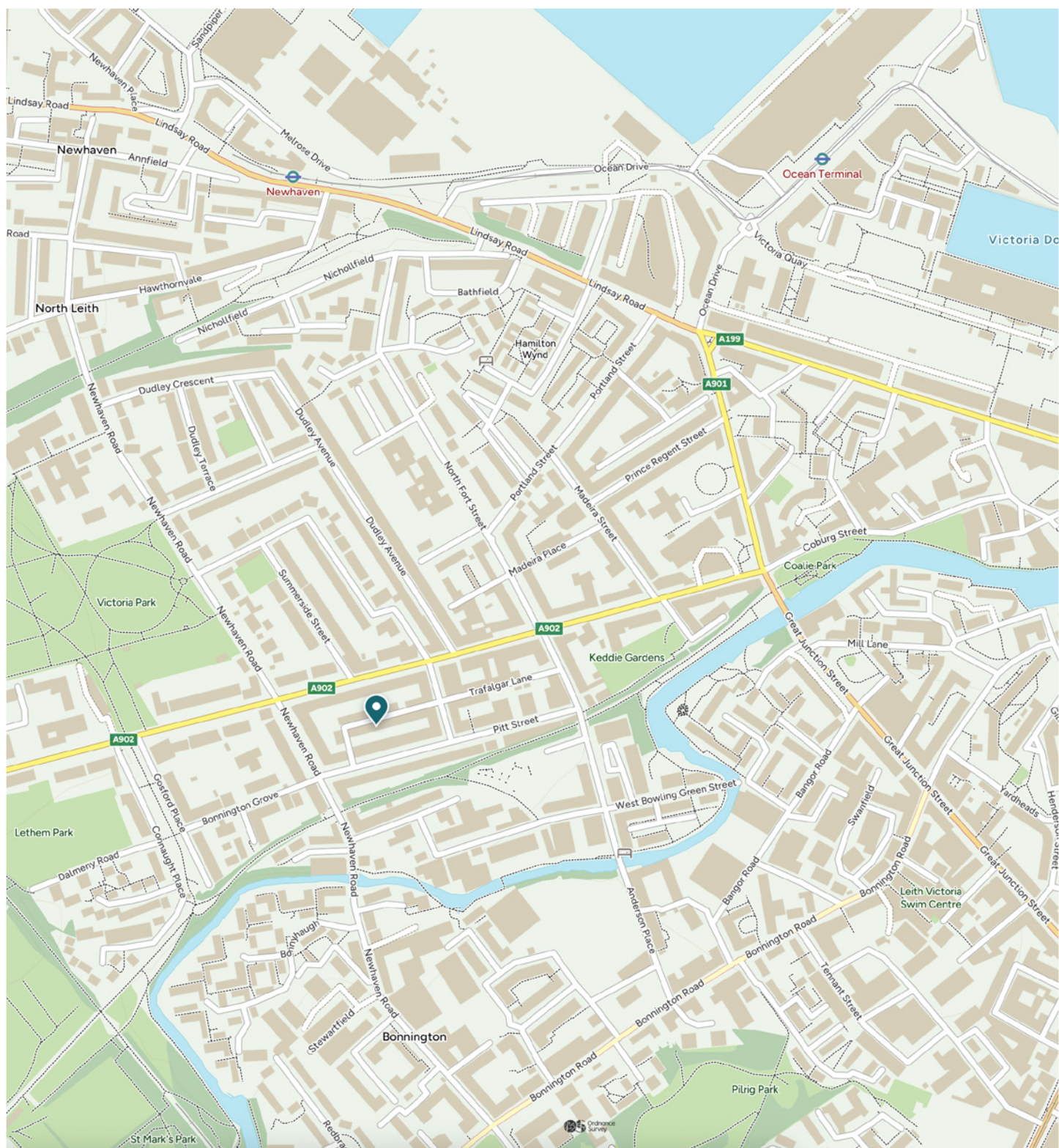




The water of Leith runs right through the centre of Bonnington, which is situated between Ferry Road and Bonnington Road, on the Northside of Edinburgh. The area comprises a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing estates.

Throughout Bonnington, there are clusters of local shopping facilities well able to supply all the normal daily requirements. Goldenacre and Great Junction Street provide more extensive facilities, including all the usual banking, building society and Post Office services.

A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk. East and west communication within the city is very quick and easy using Ferry Road. Nearby, Inverleith Row gives direct access to the city centre and the New Town.



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