



211/2 Newhaven Road, Trinity, Edinburgh, EH6 4QD

Beautifully Presented & Spacious, Two-Bedroom, First Floor, Traditional Stone-Built Villa

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Property Description

Beautifully presented and spacious, two-bedroom, first-floor villa, forming part of an impressive traditional stone-built terrace. Located on a leafy street in the sought-after Trinity area, northeast of Edinburgh centre.

Comprises an entrance hall, living/dining, kitchen, two double bedrooms, and a bathroom.

This characterful period property features tall ceilings, generous room sizes, a front-facing bay window, ornate cornice-work and varnished hardwood flooring. Tastefully finished through, further highlights include a modern fitted kitchen and bathroom, an impressive marble fireplace, gas central heating, and double-glazing.

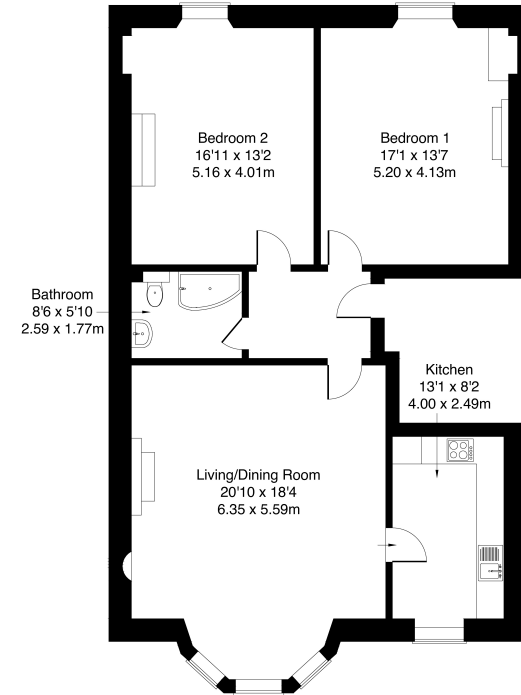
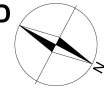
Furthermore, there is a well-maintained communal entrance hall, a shared enclosed garden with a private store shed, and unrestricted street parking to the front and surrounding streets.

A welcoming entrance hall affords access throughout the majority of the property and features varnished hardwood flooring continuing into the public room and bedrooms. Set to the front, an exceptionally spacious living room features an impressive bay window allowing plentiful natural light, period ornate cornice work, a feature marble fireplace, a dado rail with a feature period press, a central light fitting and ceiling rose, uplights, and ample space for dining. Set off the living room, also with a front-facing window, a stylish kitchen has slate tiled flooring and electric under-floor heating; whilst modern fitted units include wood effect worktops, a metro tiled surround, a sink with a drainer, an integrated induction hob, double oven and dishwasher; and a freestanding fridge/freezer and washing machine.

Set to the rear, two generous double bedrooms are similarly well-sized and finished, with light decor, feature fireplace surrounds, press shelves, and plenty of space for freestanding furnishing. Completing the accommodation, set internally off the hall, the bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls, and a ladder-style radiator.

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Approximate Gross Internal Area: (1076 sq ft - 100 sq m.)



First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Trinity is a popular area, close to excellent local shopping and some of Edinburgh's finest open spaces. The nearby neighbourhoods of Stockbridge and Canonmills are home to a variety of delicatessens, cafés, restaurants, butchers, and greengrocers, while the area is also well-served by supermarkets, including the nearby Tesco at Canonmills, Morison's on Ferry Road, and an ASDA at Newhaven. The Shore also offers a selection of independent eateries, including several Michelin-starred restaurants and local artisan shops. Recreational options include cycle paths and

walkways along the scenic Water of Leith, the famous Royal Botanic Gardens and Inverleith Park, as well as Victoria Park and Ainslie Park Leisure Centre. The city centre can be easily reached, with frequent public transport links to town readily available from Ferry Road and Newhaven Road, including the tram line with a direct connection to Edinburgh Airport. There is a choice of well-regarded public and private schools close by, including Edinburgh Academy and the iconic Fettes College.





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