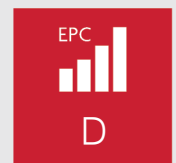




**Thorntons**   
The right way to move

## 50/3, Dalmeny Road

Trinity, Edinburgh,  
EH6 4QY





## Summary

Set on a quiet residential street adjacent to Letham Park in sought-after Trinity, this two-bedroom, first-floor flat, which forms part of an established Cala development, is ideally proportioned for first-time buyers, professionals, couples, young families, and rental investors alike. The home has generous accommodation that requires extensive upgrading and redecoration, offering new owners an ideal blank canvas to customise to their tastes and requirements. In addition, the residence lies close to excellent amenities, scenic outdoor spaces, shops, and bus links. Plus, the flat is within a 14-minute drive from the city centre.

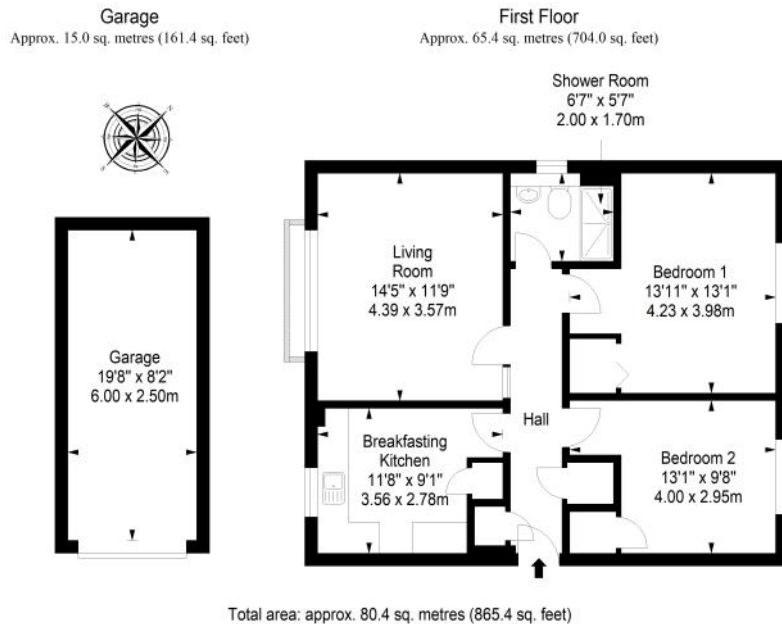
Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

## Features

- First-floor flat in highly desirable Trinity
- Part of an established Cala development
- Impressive open views
- Exciting renovation opportunities
- Entrance hall with storage
- Sun-filled living room with a Juliette balcony
- South-facing breakfasting kitchen
- Main bedroom with lovely views
- Versatile second bedroom with storage
- Three-piece shower room
- Well-kept communal gardens
- Residents' parking and lock-up garage
- Electric heating and double-glazing



# Floorplan



## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeya@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montrosea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standwsea@thorntons-law.co.uk

