



Pf1, 1 North Fort Street, Edinburgh, EH6 4EY

Tastefully-Presented Two-Bedroom, Ground-Floor Flat with a Driveway and Garden

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Property Description

Tastefully presented, two-bedroom, ground-floor flat, with a private driveway and garden, set in an impressive Victorian terrace. Located in the desirable Trinity area, north of Edinburgh city centre.

Comprises a hallway, living room, dining/kitchen, two double bedrooms, a bathroom and a WC.

With tall ceilings and well-proportioned rooms, this period property retains ornate cornice work and ceiling roses, a bay window, and feature fireplaces. In addition, there is a modern fitted kitchen and bathroom, gas central heating, double glazing, and modern and period wood flooring.

There is also a secured entry system and a well-maintained shared rear garden, whilst a private garden and a mono-blocked driveway are to the front.

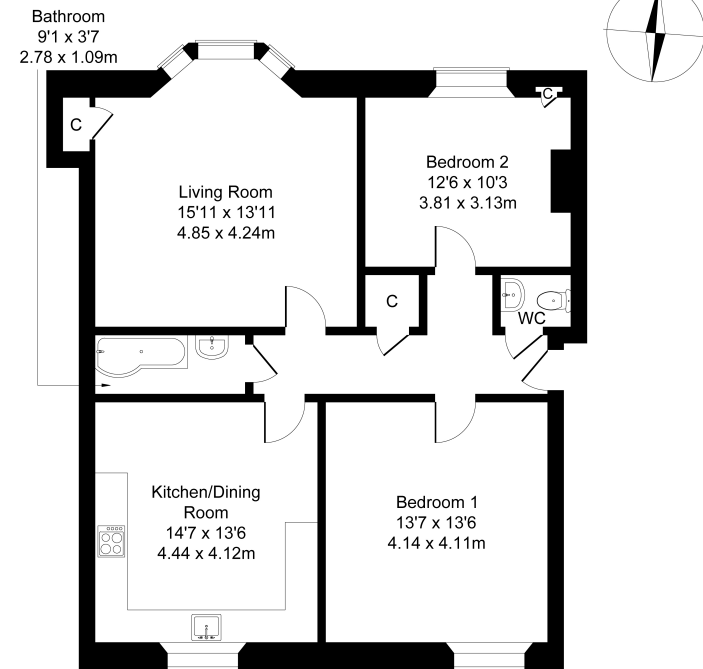
An entrance hall provides access to all rooms, with a convenient WC positioned at the front of the property. To the rear, the spacious living room is finished with wood-effect flooring and features a charming fireplace, ideal for entertaining, as well as a bay window that fills the space with natural light and a built-in cupboard offering practical storage and including light fittings and blinds/curtains. Opposite the living room is a well-appointed fitted kitchen with tiled flooring, granite-effect countertops, a tiled splashback, and appliances including a range cooker with gas hob, washing machine, integrated dishwasher, fridge/freezer and tumble dryer.

Both double bedrooms are situated towards the front of the property, each finished with wood-effect flooring and light décor, providing generous space for additional furniture and enhanced by fireplaces that add character and warmth. Completing the property is a bathroom, fitted with a modern two-piece suite comprising a P-shaped bath and a ladder-style radiator.



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Approximate Gross Internal Area: (947 sq ft - 88 sq m.)

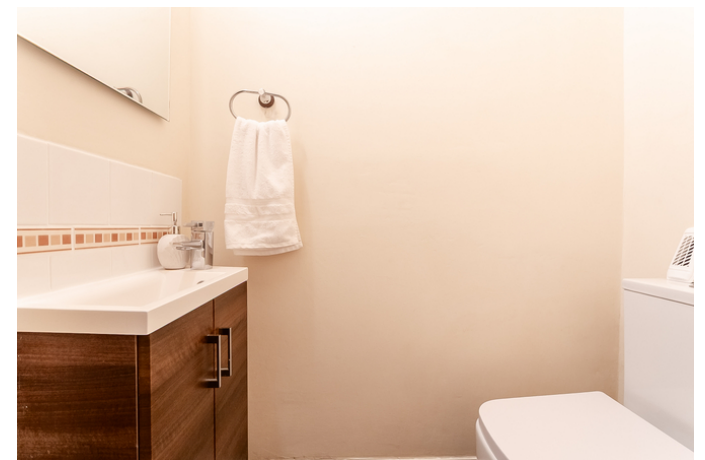


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Trinity is a highly sought-after area, perfectly blending excellent local amenities with some of Edinburgh's most beautiful green spaces. Close neighbours Stockbridge and Canonmills provide a rich variety of delicatessens, cafés, restaurants, butchers, and greengrocers, alongside major supermarkets like Tesco, Morrison's, and ASDA. The Shore further enhances the area's appeal, offering independent eateries, artisan shops,

and Michelin-starred dining experiences. Outdoor enthusiasts benefit from scenic walks and cycle routes along the Water of Leith, access to the Royal Botanic Garden, Inverleith Park, and leisure facilities at Ainslie Park. Frequent public transport along Ferry Road and Newhaven Road ensures easy city centre access, and the area is well served by excellent schools including Edinburgh Academy and Fettes College.





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