



**27/6 Wardieburn Drive, Trinity, Edinburgh, EH5 1DA**

Three-Bedroom, Second-Floor, Triple-Aspect (Top) Flat

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# Property Description

Light and spacious, three-bedroom, second-floor, triple-aspect (top) flat, forming part of an established, residential development. Conveniently located in the popular Trinity area, to the north of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms and a bathroom.

Highlights include a fitted kitchen, with appliances, generous room sizes, gas central heating and double glazing. With superb skyline views of the River Forth and Fife, there is also good storage provision, including integrated wardrobes.

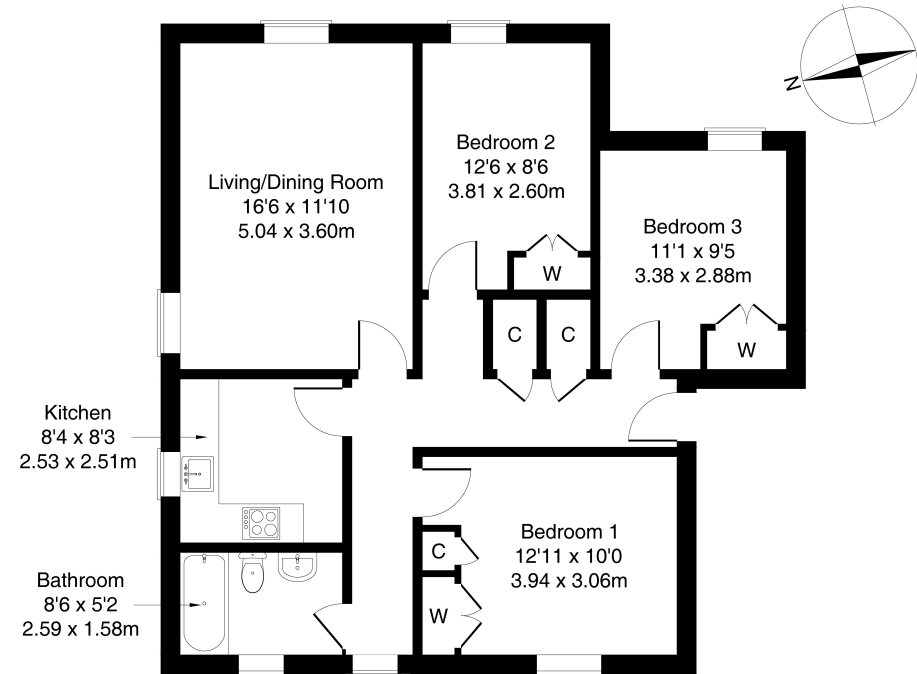
There is a well-maintained, shared drying green to the rear, with ample unrestricted on-street parking to the front.

A bright, naturally lit entrance hall includes generous, built-in storage and is finished with light, neutral decor, which continues throughout the flat. A dual-aspect reception room is carpeted and provides ample space for both lounge and dining furniture and is conveniently located next door to a kitchen. Fitted with modern, wood-effect units, worktops and flooring, the kitchen also includes an integrated oven, a gas hob, a stainless-steel canopy, a freestanding fridge/freezer and a washing machine.

Set to either aspect, three bedrooms are well-proportioned and maximise floor space with both integrated wardrobe and cupboard storage.

Completing the accommodation, a good-sized bathroom comprises a three-piece suite, a shower-over-bath, tiled splash walls and flooring.

**mov<sup>8</sup> REAL ESTATE** 27/6 Wardieburn Drive, Edinburgh EH5 1DA  
Estate Agents and Solicitors Approximate Gross Internal Area: (818 sq ft - 76 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 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, Morrison'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 the 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. 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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