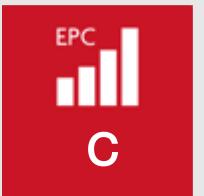




Thorntons
The right way to move

3/11, New Cut Rigg, Edinburgh
EH6 4QR





Summary

Impressive third floor apartment, with lift access and stunning views, forming part of an exclusive development within the ever popular Trinity district, comprises entrance vestibule, welcoming hall with storage, comfortable south facing lounge with views to the city skyline, kitchen with views to Victoria Park, master bedroom with en-suite shower room, additional double bedroom, and shower room. Further benefits include gas central heating, double glazing, allocated parking space, bike store, recycling point, and immaculately kept communal gardens.

Features

- Impressive third floor apartment with lift access
- Stunning views
- Exclusive development within Trinity district
- Generous south facing living room
- Kitchen with views to Victoria Park
- Two double bedrooms (principal with en-suite)
- Shower room
- Allocated parking space
- Immaculately kept communal gardens
- Gas central heating, double glazing

Room Measurements

Living Room: 15'11" x 11'10" (4.86m x 3.61m)

Kitchen: 13'4" x 7'3" (4.08m x 2.20m)

Bedroom 1: 12'5" x 9'5" (3.78m x 2.87m)

En-Suite: 7'10" x 4'3" (2.40m x 1.31m)

Bedroom 2: 13'4" x 8'8" (4.08m x 2.65m)

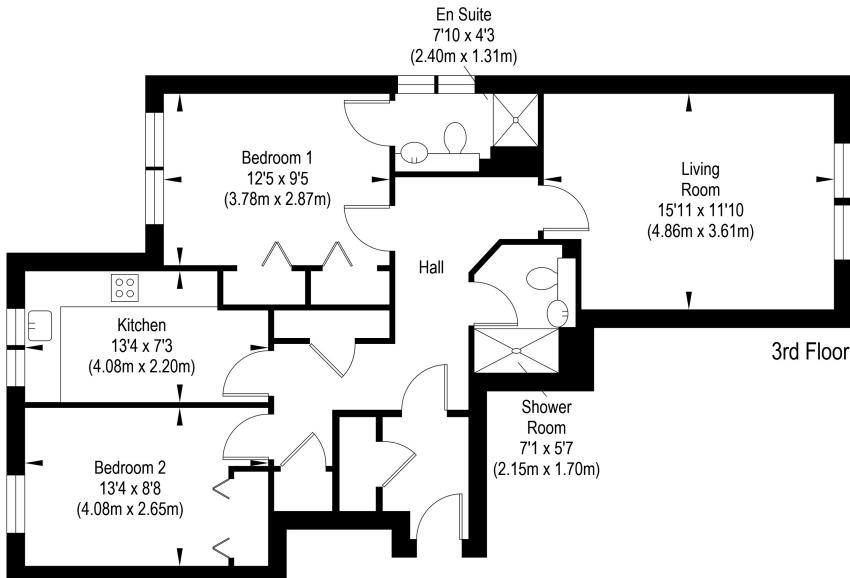
Shower Room: 7'1" x 5'7" (2.15m x 1.70m)



Floorplan



Approx. Gross Internal Floor Area 73 Sq M / 787 Sq Ft.



All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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