



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)

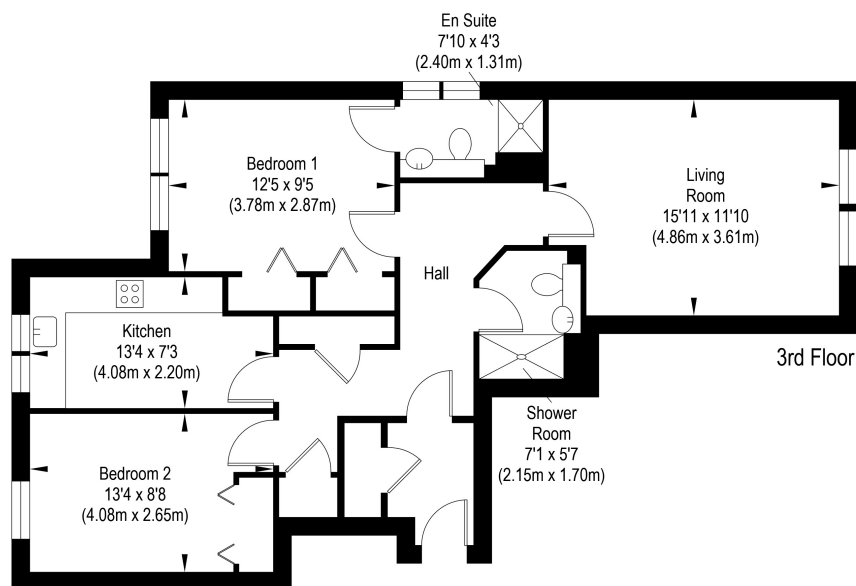
Shower Room: 7'1" x 5'7" (2.15m x 1.70m)



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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Our Branches

ANSTRUTHER

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

ARBROATH

Brothockbank House, Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7315
bonnyriggea@thorntons-law.co.uk

EDINBURGH

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

FORFAR

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

PERTH

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

INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 893997
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

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