



## 4/5 West Winnelstrae, Trinity, Edinburgh, EH5 2ES

One-Bedroom, Second-Floor Flat, with a Leafy Outlook and an Allocated Parking Space

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# Property Description

Well-presented, one-bedroom, second-floor flat, with a leafy outlook and an allocated parking space. Forming part of a maintained, residential development, located in the desirable Trinity area, north of Edinburgh city centre.

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

Features include a fitted kitchen, with appliances, modern flooring throughout, electric heating and double glazing.

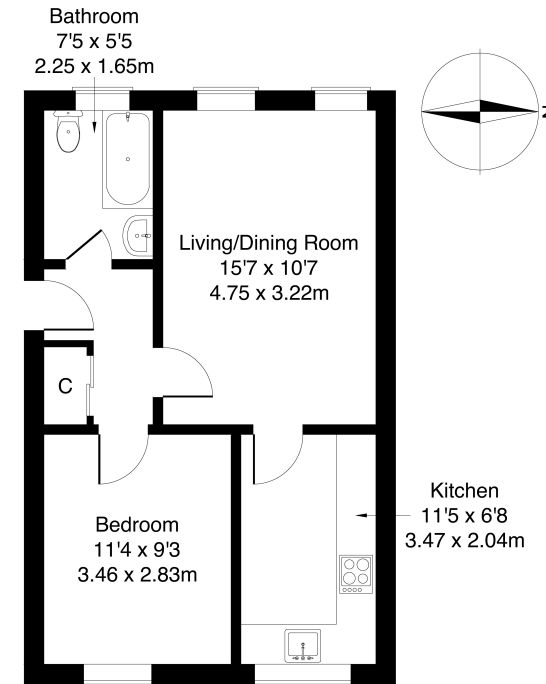
The development has good transport links, a secure entry system and well-kept communal grounds.

The hall gives access to all rooms except the kitchen and features the secure entry handset, a built-in storage cupboard and modern wood-effect flooring which continues into the living room and bedroom. A good-sized public room has a leafy, westerly view, and includes a central light fitting and ample space for both lounge dining and furniture. Set off the lounge, the kitchen can also accommodate a breakfast table, whilst fitted units include wood-effect worktops, a sink with a drainer and a tiled surround. Appliances include a fridge/freezer, washing machine and an electric cooker with hob. The bedroom has ample space for freestanding storage and includes wood-effect flooring and a central pendant light fitting. A bright bathroom is fitted with a three-piece suite, including an electric shower unit over the bath and tiled splash walls.

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Approximate Gross Internal Area: (452 sq ft - 42 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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