







**Thorntons**   
The right way to move

## 61/2 Larkfield Gardens

Trinity, Edinburgh, EH5 3QB

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## Summary

Discover an exceptional two-bedroom first-floor apartment, which forms part of an exclusive development by Cala Homes. Finished to impressive standards, this high-end apartment boasts spacious rooms that are beautifully decorated to modern sensibilities. It features a private balcony, a stylish kitchen with a full range of integrated appliances, and two premium bathrooms. Set on a quiet no-through road, the property also has a desirable location in sought-after Trinity, which will certainly appeal to a wide selection of buyers.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

## Features

- A modern first-floor apartment
- Part of a sought-after development
- Highly desirable location in Trinity
- Attractive interior design throughout
- Entrance hall with generous storage
- Large, south-facing living room
- Private balcony with south-facing aspect
- Contemporary dining kitchen
- Two double bedrooms with wardrobes
- Quality en-suite shower room
- Family bathroom with overhead shower
- Beautiful communal gardens
- Allocated residents' parking
- Gas central heating and double glazing



"Welcome to an exceptional first-floor apartment which provides an outstanding city home in true walk-in condition"







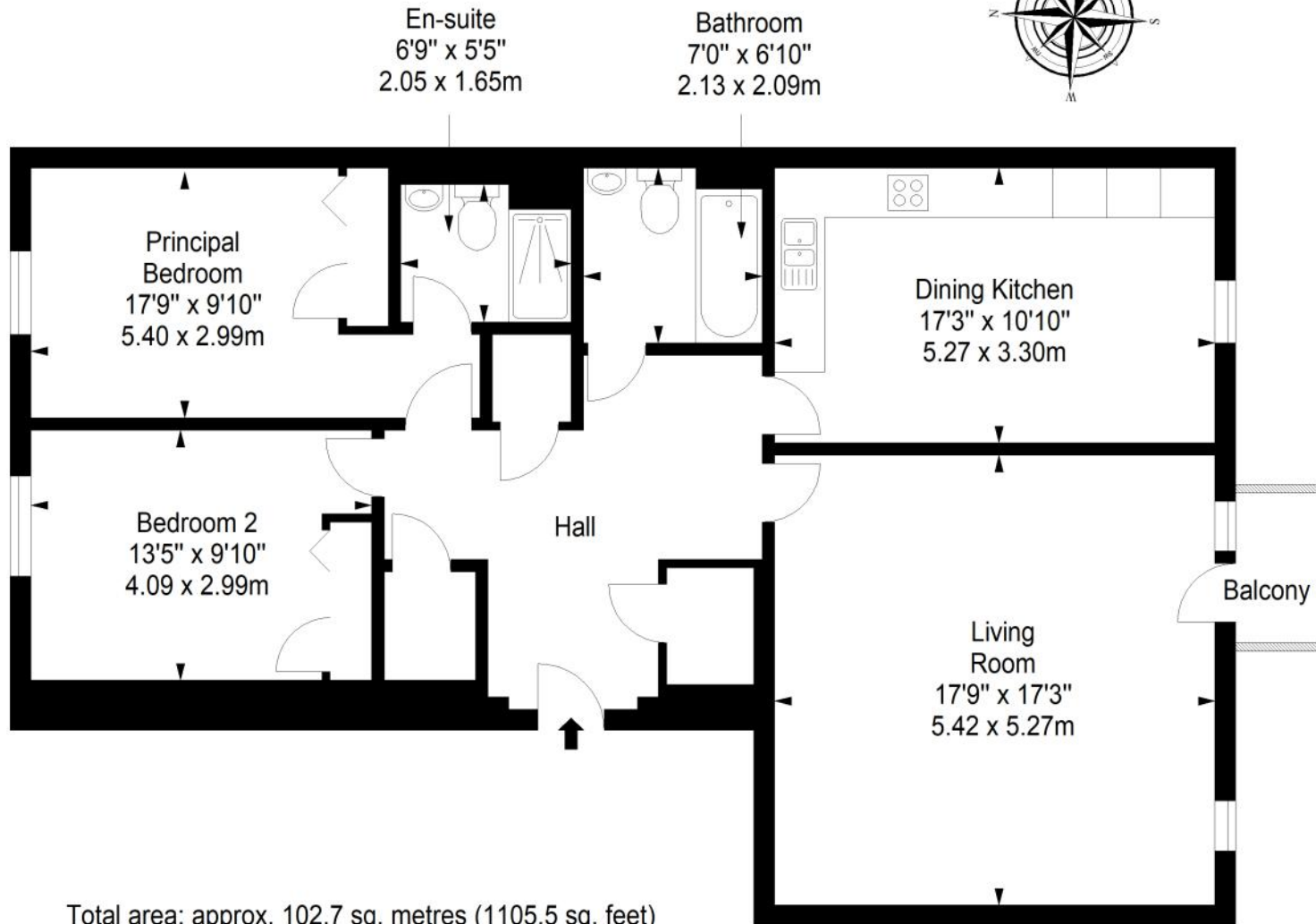
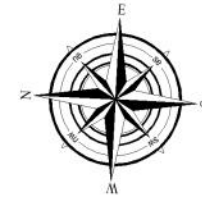
"A high-end residence with lots of features, including a stylish kitchen, a private balcony, two bathrooms, and residents' parking"



# Floorplan

## First Floor

Approx. 102.7 sq. metres (1105.5 sq. feet)





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