



Property Description

Beautifully-presented, two-bedroom, dual aspect ground-floor flat set in a traditional stone-built tenement. Located in the sought after Trinity area, north of Edinburgh city centre.

Comprises; an entrance hall, living room, kitchen, two double bedrooms, and a bathroom. Features include uPVC double glazed windows, gas central heating, original panelled doors and decorative plasterwork, a secure entry system, and TV and telephone points.

Externally, there is a well-maintained communal garden to the rear, accessed directly from the main bedroom, and there is unrestricted on-street parking to the front and in the surrounding areas. In addition, there is an allotment park behind the property offering a lovely open green space and views to Arthurs Seat.

The entrance hall provides access throughout and features space for outerwear, a store cupboard, and a conveniently placed clothes pulley. With varnished wood flooring that carries through from the hall, the lounge has a front aspect bay window that affords plenty of natural light further accentuated by the tall ceilings. In addition, there is a feature fireplace, decorative plasterwork, and ample space for living and dining furniture.

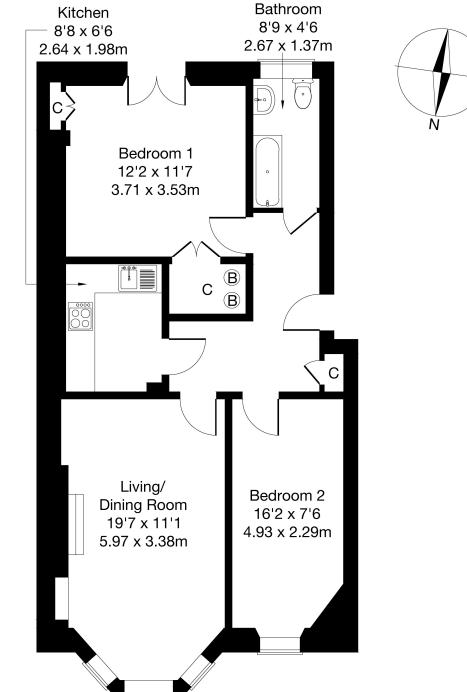
The modern kitchen is set internally and has fitted wall and base units with stone-effect worktops, tiled backsplash, and an inset sink. Appliances include an integrated oven and gas hob with canopy above and space for further whitegoods.

With French doors that open to the rear garden, bedroom one has matching wood flooring from the hall and lounge and offers two store cupboards, and a stylish chandelier light fitting. Set to the front and with carpeted flooring, bedroom two offers a flexible space that could be used as a guestroom or study.

Completing the accommodation and set to the rear, the bathroom has a contemporary three-piece suite with a shower unit over the bath and modern wall panelling.

A 360 Virtual Tour is available online.

mov⁸ REAL ESTATE 10/1 Chancelot Terrace, Trinity, Edinburgh EH6 4ST
Approximate Gross Internal Area: (689 sq ft - 64 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, whilst both Craigleath Retail Park and Ocean Terminal provide a range of high-street stores. 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 area is well-served by supermarkets, including the nearby Tesco at Canonmills, Morrison's on Ferry Road, and an ASDA at Granton. 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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