



10/1, Chancelot Terrace, Trinity, Edinburgh, EH6 4ST

Two Bedroom, Dual-Aspect Ground-Floor Flat

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  **Zoopla**
find your happy

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.

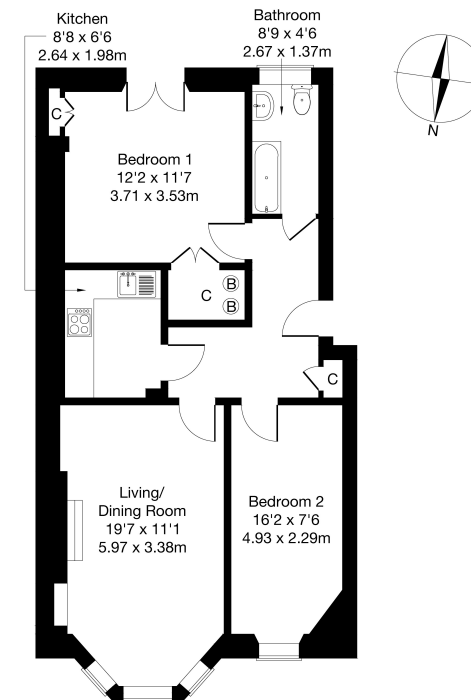
Completing the accommodation and set to the rear, the bathroom has a contemporary three-piece suite with a shower unit over the bath and modern wall panelling.

A 360 Virtual Tour is available online.

mov⁸ REAL ESTATE
Estate Agents and Solicitors

10/1 Chancelot Terrace, Trinity, Edinburgh EH6 4ST

Approximate Gross Internal Area: (689 sq ft - 64 sq m.)



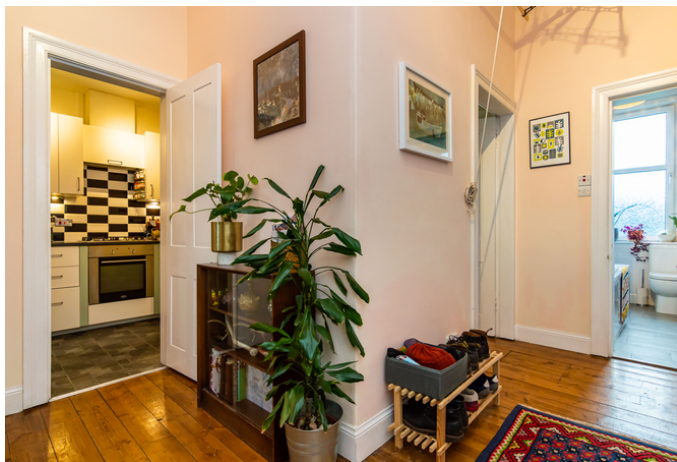
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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 Craigleith 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.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

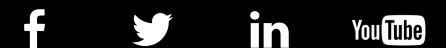
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.