



## 101/3, East Trinity Road, Trinity, Edinburgh, , EH5 3EX

Light & Spacious, Two Bedroom, Dual Aspect, Ground Floor Flat with Allocated Garage

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# Property Description

Light and spacious, two-bedroom, dual-aspect, ground-floor flat, with an allocated garage. Forming part of an established development, within a residential area, in the popular and well-regarded Trinity, north of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms and a shower room.

Highlights include superb storage provision with built-in bedroom wardrobes and a walk-in store, a fitted kitchen, gas central heating, double glazing and contemporary lighting.

Externally, the property benefits from a well-kept shared garden with a lawn, established shrubbery and tall privacy hedging; as well as on-street parking, and good road and public transport links.

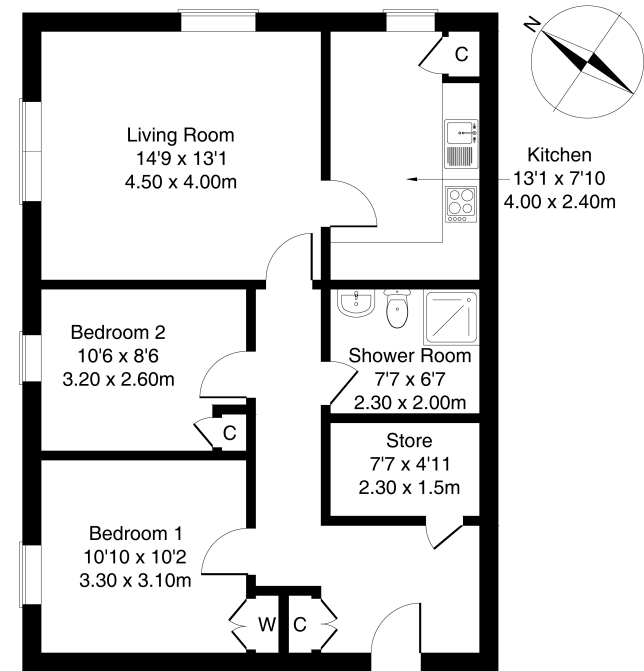
A welcoming entrance hall affords access throughout the majority of the property, including a built-in storage cupboard and a walk-in store room. Set to the front, with a dual-aspect enjoying plentiful natural light, the living room offers an electric fireplace and a spacious room with ample space for dining if desired. Set off the living room, with a side aspect window, the kitchen is fitted with wall and base units, stone effect worktops, a tiled surround and a sink with drainer; with appliances including a freestanding electric cooker, dishwasher, washing machine and fridge/freezer.

Set to the front, two double bedrooms are similarly sized and finished, with light decor, carpeted flooring and built-in wardrobe storage. Completing the accommodation, the shower room is set internally off the hall, with a two-piece suite, a shower cubicle with a mains mixer shower, tiled splash walls and a ladder-style radiator.

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**101/3 East Trinity Road, Edinburgh, EH5 3EX**

Approximate Gross Internal Area: (764 sq ft - 71 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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