





1/3 Caithness Place, Trinity, EH5 3AE

A well-presented and well proportioned, two-bedroom, first floor flat located in Edinburgh's highly desirable Trinity district. The development has well maintained communal grounds and the property benefits from a private garage.

- Living room
- Breakfasting kitchen
- Two double bedrooms
- Bathroom
- Ample storage
- Private garage
- Visitors car park and on street parking
- EPC rating C

ITEMS TO BE INCLUDED

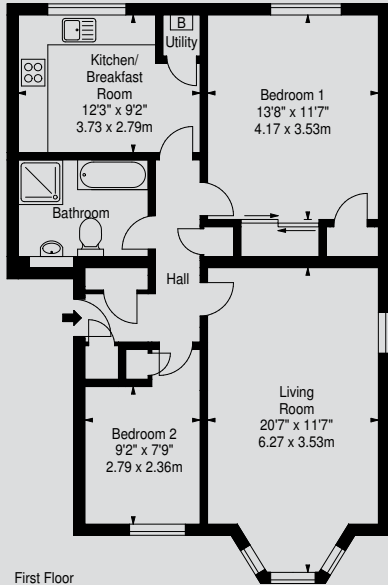
Fixtures and fittings.

VIEWING

By appointment with Coulters.







First Floor

**Caithness Place,
Edinburgh,
Midlothian, EH5 3AE**



Approx. Gross Internal Area
771 Sq Ft - 71.63 Sq M
For identification only. Not to scale.
© SquareFoot 2019



3 Lochside Way
Edinburgh
EH12 9DT

0131 603 7333
enquiries@coulters.io
offers@coulters.io
coulters.io

TERMS & CONDITIONS

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.