

TRINITY

1/11 NEW CUT RIGG  
EH6 4QR



3



2



1

EPC RATING: C

FIXED PRICE £360,000

## PROPERTY DESCRIPTION

- Entrance vestibule with cupboard
- Welcoming hall with storage cupboards and access to all main rooms
- Extremely spacious lounge/diner with southfacing, turret shaped corner window
- Generous kitchen with glossy fitted units and integrated appliances
- Master bedroom with extensive built in wardrobes and
- En suite shower room with white three piece
- Bedroom 2, a large double room also with extensive built in wardrobes
- Bedroom 3, another double room or study/office with shelved cupboard
- Bathroom with a white three piece suite, including a shower attachment over the bath
- Gas central heating and double glazed windows
- Entryphone system, lift, rubbish chute and bin stores
- Large garage with light and power
- Landscaped gardens around the development including small enclosed areas, residents' and visitors' parking



**VIEWING**  
By appointment only  
telephone  
Jardine Phillips on  
0131 446 6850





## EXTREMELY SPACIOUS SECOND FLOOR FLAT IN ATTRACTIVE, SUCCESSFUL DEVELOPMENT

This excellent apartment is well equipped, features a southfacing corner bay window, has great storage space and a handy garage. Located in the very popular area of Trinity, within easy commuting distance of the city centre and close to the beautiful Victoria Park.

### LOCATION

Located in Trinity, the property is also not far from the popular Shore area with its selection of bars, bistros and restaurants, including Michelin star restaurants. There are local shops on Ferry and Craighall Roads, an Asda at nearby Newhaven and a Morrisons at Waterfront Broadway. The property is in the catchment area for Trinity Primary, Holy Cross RC Primary, Trinity Academy and St Thomas of Aquin's High School. Bus services run from the main roads to the Shore, Newhaven, the city centre, the airport and other parts of Edinburgh. The property is close to Victoria Park, St Marks Park, walks along the water of Leith and an excellent cycle pathway. The Scottish Office, Newhaven Harbour & Heritage Museum and Ocean Terminal with its cinema, restaurants, shops and stores is also not far away.

### DIRECTIONS

For directions to the property, travel east along Ferry Road, travel past Chancelot

Grove to your right, turn left into Craighall Road and first right into New Cut Rigg. The front door to No. 1 is to your left and visitors parking further on to the right.

### PARKING

Large garage with light and power, together with residents' and visitors' parking.

### EXTRAS

The fitted carpets, blinds, curtains, light fittings, built in gas hob, electric oven, chimney hood, integrated dishwasher, washing machine and fridge/freezer are included in the sale.

### GENERAL

James Gibb manage the development and deal with external maintenance, cleaning and lighting of stair, gardening, block buildings insurance and a float. Recent improvements have included painting of the building. This flat pays approx. £50 per month for this service.

### HOME REPORT VALUATION

£360,000



Hall	Bedroom 2	3.55m x 2.8m (11'8" x 9'2")
Lounge/Diner	Bedroom 3	4.06m x 2.77m (13'4" x 9'1")
Kitchen	Bathroom	2.25m x 1.7m (7'5" x 5'7")
Master Bedroom	Garage	5.07m x 2.67m (16'7" x 8'9")
En suite Shower		



Plan demonstrative only, not to scale  
Plan produced using PlanItUp

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.