



21 Cargil Terrace

Trinity, Edinburgh, EH5 3ND



VMH ESTATE AGENTS



Traditional 3 bedroom main door flat with direct access to a lovely shared rear garden.

- Sitting room with bay window
- Dining room/kitchen
- Utility room
- 3 bedrooms
- Bathroom
- Requiring some upgrading
- Desirable residential area
- Well maintained shared garden
- Unrestricted on street parking
- Gas central heating & Double glazing



Offers Over: £375,000

EPC Rating: D

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

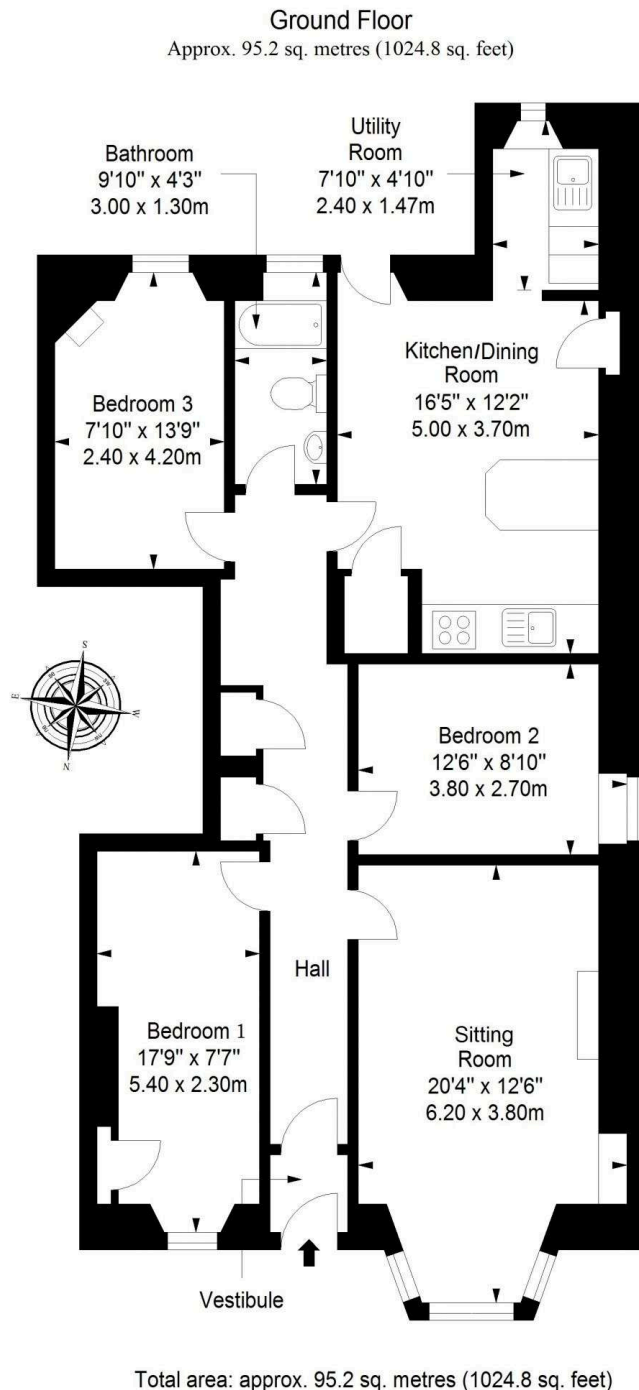
About the Property

This traditional 3 bedroom main door flat offers bright accommodation complemented by high ceilings and charming period features. The property is located in the desirable residential area of Trinity and lies within easy reach of a variety of amenities. There is a lovely shared rear garden accessed directly from the kitchen/dining room. Whilst the property would benefit from a degree of upgrading and modernisation, it offers great potential to create a wonderful home in this highly sought-after location.

Extras

All fitted floor and window coverings, light fittings, integrated oven and gas hob.





Location

The property lies in the affluent and established residential district of Trinity, approximately 2 miles from the city centre and close to the Firth of Forth. This is a high amenity district with pleasant leafy streets and a fine local park with an active tennis and bowling club. There is fantastic local shopping at Goldenacre and a nearby supermarkets include Morrisons, Waitrose, Sainsbury's and Asda. The Royal Botanic Gardens and Inverleith Park are within easy reach. Neighbouring Leith and Granton Harbour offer excellent shopping and dining facilities, and the Ocean Terminal is home to shops, eateries, and Vue cinema. Excellent schooling is represented in the state and private sector.





VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.