

SIMPSON & MARWICK



51/3 East Trinity Road, Trinity, Edinburgh, EH5 3DQ



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EPC: C (79)

Council Tax - F

Spacious four bedroom flat with charming features, ideal for family living in Trinity, Edinburgh



- Four bedrooms
- Feature fireplaces
- Modern en-suite
- Double glazing
- Gas central heating
- Spacious bay window lounge
- Communal garden
- Second-floor location
- On-street parking
- Highly desirable area

Located on the second floor of a well-maintained building in Trinity, this exceptional four-bedroom flat offers a blend of modern convenience and traditional charm. The welcoming hallway leads to a spacious lounge which is enhanced by a stunning bay window looking out to the Firth of Forth and a feature gas fireplace, providing a cosy space for family gatherings.

The flat comprises four well-proportioned bedrooms with original fireplaces and an abundance of natural light. Bedroom three benefits from a modern en-suite shower room. A contemporary family bathroom ensures that family comfort is well catered for. The dine-in kitchen looks out over the communal garden towards Edinburgh Castle and has the added benefit of a pantry and deep storage cupboard. Ample storage is available throughout the property.

This property includes double-glazed windows promoting efficient energy use, while the gas central heating system is supported by a Worcester boiler, ensuring a warm and inviting atmosphere. As part of the communal amenities, residents enjoy access to a shared rear garden. On-street parking is readily available. The property is exceptionally well-presented, needing no further modernisation.

Location

The flat is situated in the sought-after Trinity area of Edinburgh, known for its peaceful residential streets and vibrant community spirit. Local amenities include numerous parks, shops, cafes and restaurants. Excellent transport links provide easy access to the City Centre and beyond, making it a coveted location for those seeking a balance of convenience and tranquillity.

Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale.

Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick



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For identification purposes only.
Not to scale.

51/3 East Trinity Road

Trinity, Edinburgh, EH5 3DQ

Approx. Gross Internal Area:
1786.81 Sq Ft (166 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		