



8/2, Summerside Place, Edinburgh, EH6 4PA

Beautifully Presented & Spacious, Two-Bedroom, Double-Upper (Top) Flat

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Property Description

Beautifully presented and spacious, two-bedroom, double-upper (top) flat, forming part of a characterful, south-facing stone-built terrace. With superb city skyline views, located on a desirable and quiet side street, in the sought-after Trinity area, north of Edinburgh city centre.

Comprises an entrance and stairway, hall, living/dining room, kitchen, two double bedrooms, a flexible study, utility cupboard, and a family bathroom.

This period property features a stylish modern kitchen with real-wood worktops, a luxurious bathroom, and contemporary flooring and lighting. Tastefully finished throughout, including a wood-burning stove for the lounge, gas central heating, double glazing and a floored loft space.

A secure entry system provides access to the light and well-kept shared hall and stairway, with shrubbery lining the shared pathway. Moments from the open spaces of Victoria Park, there is also ample unrestricted street parking and excellent transport links.

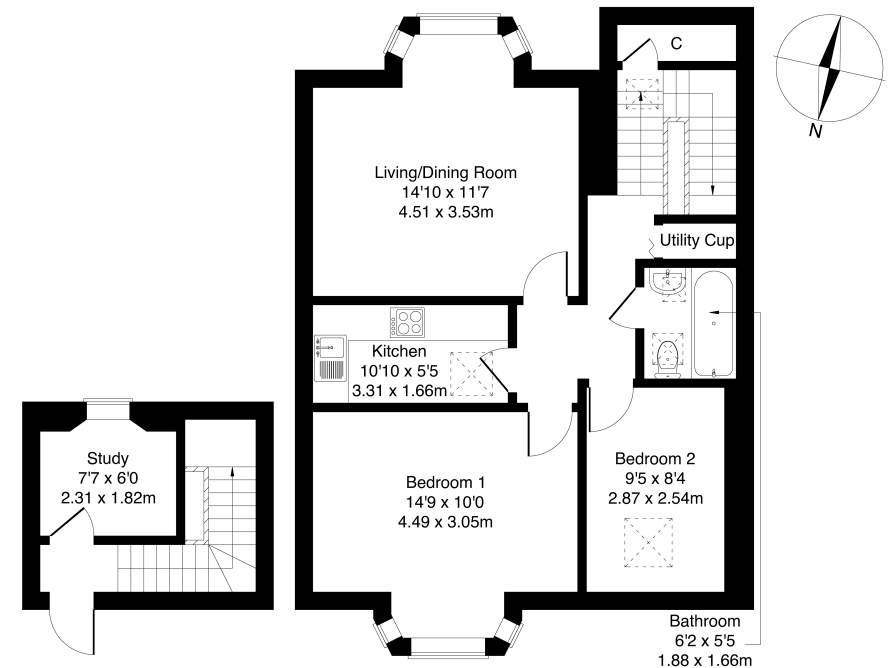
A welcoming entrance hall provides access to a useful home office/study and stairs to the upper accommodation, with a convenient storage cupboard located on the mid-landing. Positioned to the front of the property, the impressive living room enjoys a desirable south-facing aspect, with a bay window and charming window seat framing superb views across the Edinburgh skyline. Filled with natural light, the room is tastefully presented with light décor and carpeting, complemented by a wall-mounted TV point and a striking traditional fireplace housing a wood-burning stove. The stylish kitchen is fitted with a range of modern units, complemented by warm real wood worktops and a contemporary sink. Integrated appliances include an induction hob and oven, with additional space available for freestanding appliances.

Bedroom one is situated to the rear of the property and benefits from a bay window, tasteful décor and carpeting, together with ample space for freestanding furniture. A further well-presented rear-facing bedroom also benefits from carpeting and a pleasant, tasteful finish. Completing the accommodation, the stylish bathroom is fitted with a modern three-piece suite, including a rainfall shower over the bath, and a mix of contemporary panelling and tiled splash walls.



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Approximate Gross Internal Area: (818 sq ft - 76 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 highly sought-after area, just North of the city centre and moments from the charming Newhaven Harbour. It perfectly blends excellent local amenities with some of Edinburgh's most beautiful green spaces, and the locality offers a wide variety of delicatessens, cafés, restaurants and bars alongside major supermarkets and leisure facilities. Close neighbours Stockbridge and The Shore further enhance the area's appeal, offering weekly markets, artisan shops, and

Michelin-starred dining experiences. Outdoor enthusiasts benefit from scenic walks and cycle routes along the Water of Leith, linking to the city centre, Cramond, Royal Botanic Gardens, Modern Art galleries, and more. Frequent public transport along Ferry Road and Newhaven Road, as well as the tram nearby, ensures easy city centre and airport access. The area is well served by excellent schools including Trinity Primary and Academy, as well as Edinburgh Academy and Fettes College.





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