

SIMPSON & MARWICK



72 Trafalgar Lane, Leith, Edinburgh, EH6 4DQ



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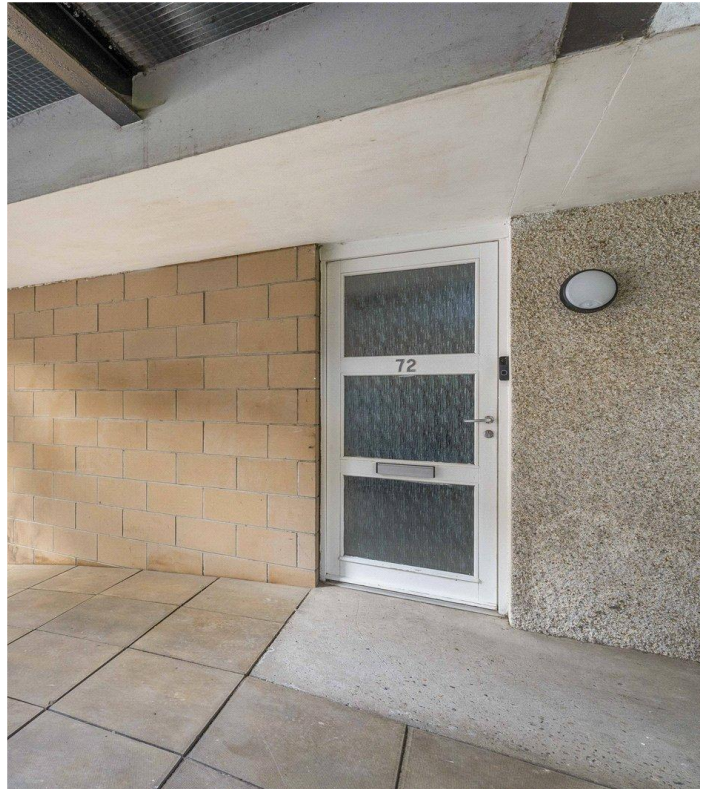
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EPC: C (79)

Council Tax - E

Charming three-bedroom townhouse in vibrant Leith, Edinburgh.



- Townhouse
- Open-plan kitchen/diner
- Three bedrooms
- Two bathrooms
- Gas central heating
- Double-glazed windows
- Balcony
- Car port
- Well-presented condition

This well-presented townhouse offers a versatile layout and ample space, ideal for family living in a sought-after location.

On the ground floor, you'll find a welcoming hallway leading to a spacious bedroom and a convenient shower room. This level provides practicality and comfort.

The first floor boasts a generous kitchen/diner/family room with access to a delightful terrace, perfect for outdoor entertaining. The kitchen is equipped with an integrated induction hob and a single fan oven, catering to modern culinary needs.

The second floor hosts two additional well-proportioned bedrooms, providing restful retreats for all family members, along with a contemporary bathroom.

Throughout the property, there are double-glazed windows complemented by efficient gas central heating, ensuring a cozy living environment. Externally, the townhouse benefits from a car port, and a balcony. The condition is well-presented and ready for occupancy.

Location

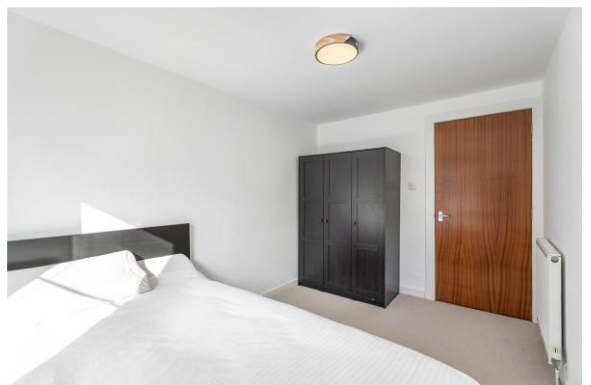
Nestled on Trafalgar Lane, this property enjoys an enviable position in Edinburgh, offering easy access to the vibrant City Centre. With a wealth of local amenities, excellent schools, and superb transport links, it is an ideal setting for family living or professionals seeking convenience.

Fixtures and Fittings

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

72 Trafalgar Lane
Leith, Edinburgh, EH6 4DQ

Approx. Gross Internal Area:
861.113 Sq Ft (80 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		