



25/6 East Trinity Road
TRINITY | EDINBURGH | EH5 3DL


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An impressive two-bedroom upper-floor flat with a feature balcony, forming part of a B-listed building in the popular Newhaven/Trinity area. Retaining a wealth of original features, the property has been sympathetically renovated to create a comfortable and characterful home, with generous room proportions, excellent storage and beautiful views.

The property is accessed via a well-maintained communal stairwell and opens into a spacious central hallway, which provides an excellent sense of arrival and benefits from three useful storage cupboards. The bright and generously proportioned living room is a particular highlight, featuring an original fireplace with gas flame as well as access to the property's attractive feature balcony. Double-glazed windows further enhance the accommodation and allow plenty of natural light into the principal rooms.

The impressive kitchen/dining room provides an excellent space for everyday living and entertaining. The kitchen features handmade, bespoke furniture designed specifically for the property, complemented by a Belling double oven and induction hob. A separate utility area with sink and a large pantry provide valuable additional storage and practical space.

The principal bedroom is a generous double room with an original fireplace, adding considerable character, while the second bedroom is also well proportioned and benefits from a useful wash hand basin. A separate study/box room with natural light offers excellent flexibility and would make an ideal home office, study or occasional guest room. The bathroom is fitted with a traditional three-piece white suite, including a large bath.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

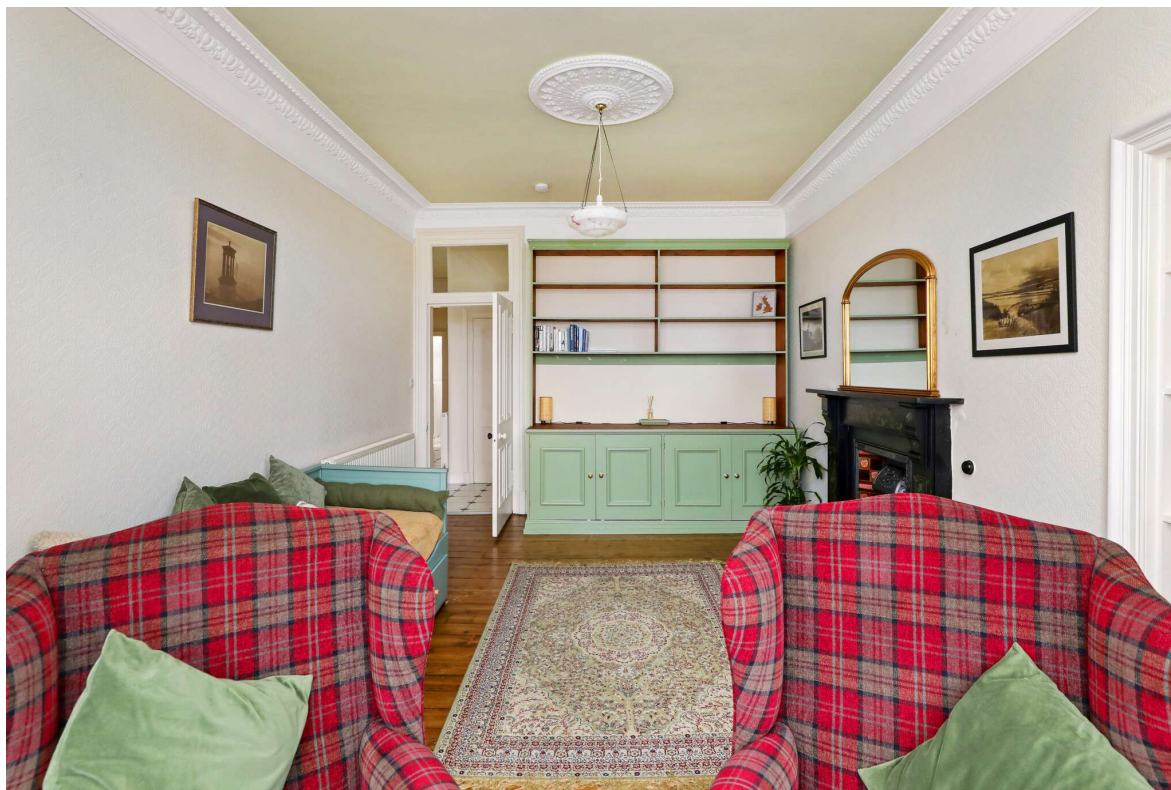




The property is ideally situated within the highly regarded Newhaven and Trinity area, offering easy access to a wide range of local amenities and excellent recreational facilities. Nearby schooling includes Trinity Primary School, Holy Cross Primary School and Trinity Academy, while Newhaven Harbour and Wardie Bay are within easy reach for coastal walks and outdoor activities. Excellent transport links include tram services and cycle paths, providing convenient access to Edinburgh city centre and beyond. Starbank Park and Victoria Park are also close by, offering attractive green spaces for leisure and relaxation.

Combining period character, generous accommodation and a highly desirable location, the property represents an excellent opportunity to acquire a distinctive and beautifully maintained home with the added benefit of a feature balcony and stunning views

- B-listed building with beautiful original features
- Double-glazed windows
- Feature balcony with beautiful views
- Spacious, sympathetically renovated accommodation
- Bespoke handmade kitchen with Belling double oven and induction hob
- Two generous bedrooms plus versatile study/box room
- Highly sought-after Trinity/Newhaven location

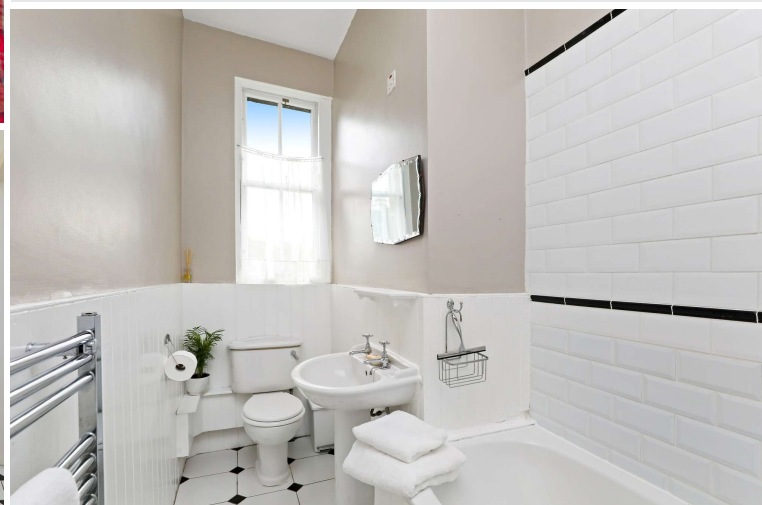
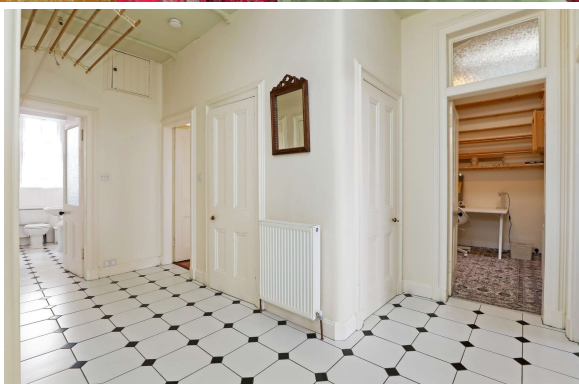


The sale will include Belling oven with double induction hob, all curtains and blinds, and the living room lampshade.

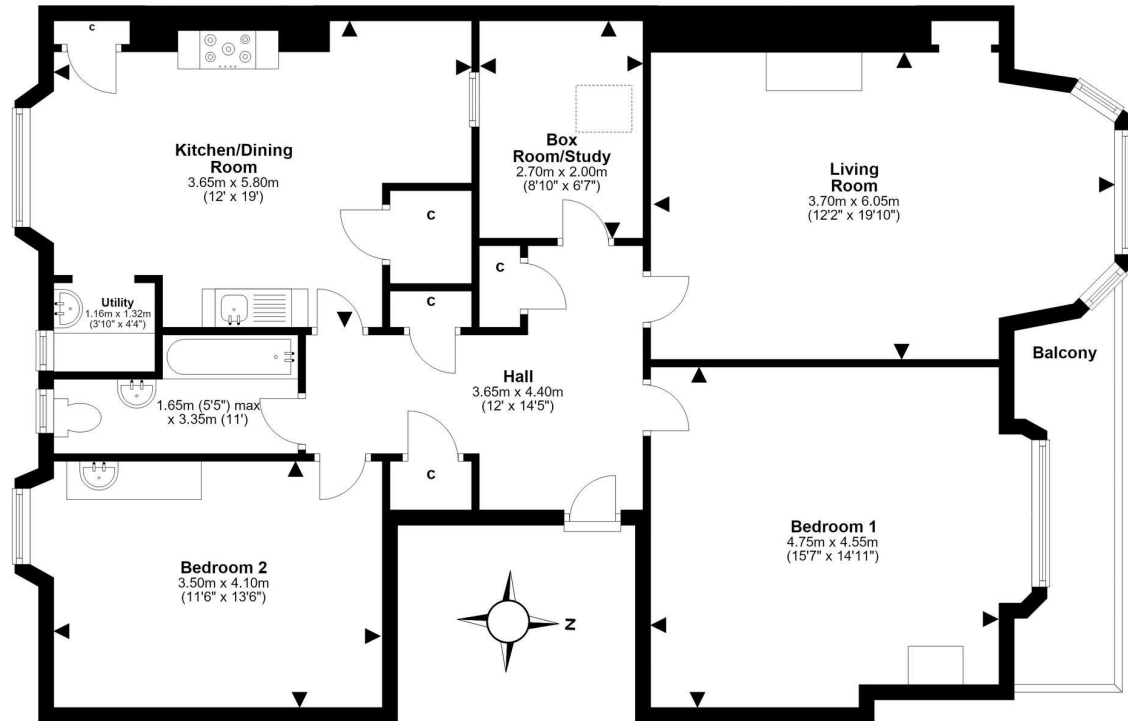
The unfitted kitchen furniture, butcher's block, fridge-freezer, dishwasher, remaining lampshades, mirrors, and wardrobe are not included in the sale but they are available by separate negotiation.

Council Tax E and Energy Rating D

There is no factor fee, however, residents contribute towards maintenance of the communal areas. Charges are approximately £6 per month for garden maintenance, £16.20 per quarter for stair cleaning, and £18 per year for gutter maintenance is payable.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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