



# Trinity

6/7 Gosford Place  
EH64BJ



## Top Floor Flat - Buzzer - Davis

OFFERS OVER £330,000

- Entrance hall
- Bay windowed living room
- Dining kitchen
- 2 bedrooms
- Box room
- Family bathroom
- Gas central heating
- Double glazing
- Secure Entryphone system
- Shared rear garden
- Unrestricted on street parking
- Attic/storage space
- Excellent transport links
- Traditional features

Viewings - by appointment call  
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this 2 bedroomed, top floor flat situated in a quiet cul-de-sac within the ever-popular Trinity district. The tranquil and sought-after area of Trinity lies to the North of Edinburgh and offers an excellent range of local amenities including shops and a variety of leisure and recreational facilities including the nearby Lomond Park Tennis Club. The nearby area of The Shore provides a wide selection of fine dining and even boasts Michelin star restaurants amongst wine bars and bistros. Private and public schooling is available nearby from nursery level through to a senior level. The Ocean Terminal is also within easy reach and offers a 24-hour gym, multi-screen cinema, shopping facilities and a choice of restaurants.

The flat opens to a welcoming hallway which has an Entryphone handset, wooden floor and much of the accommodation off. The bright and spacious front facing living room features a bay window, fireplace within a surround, Edinburgh Press, ornate cornice, ceiling rose and fitted bookshelves. To the rear is a well-proportioned dining kitchen with a handy pantry cupboard, base and wall units, integrated oven with gas hob, freestanding fridge freezer and a washing machine. A spacious double bedroom can be found to the front of the property and benefits from large fitted wardrobes. A second bedroom is situated to the rear and is currently utilised as a home office. The flat also has a spacious box room which has a hatch to the private attic space. Completing the accommodation is rear facing family bathroom, with partially tiled walls, tiled floor, bath with overhead mains powered shower, WC, wash hand basin within a vanity unit and a heated towel rail.

Additional benefits include a shared rear garden, gas central heating, double glazing, unrestricted on street parking and excellent transport links.

## EXTRAS

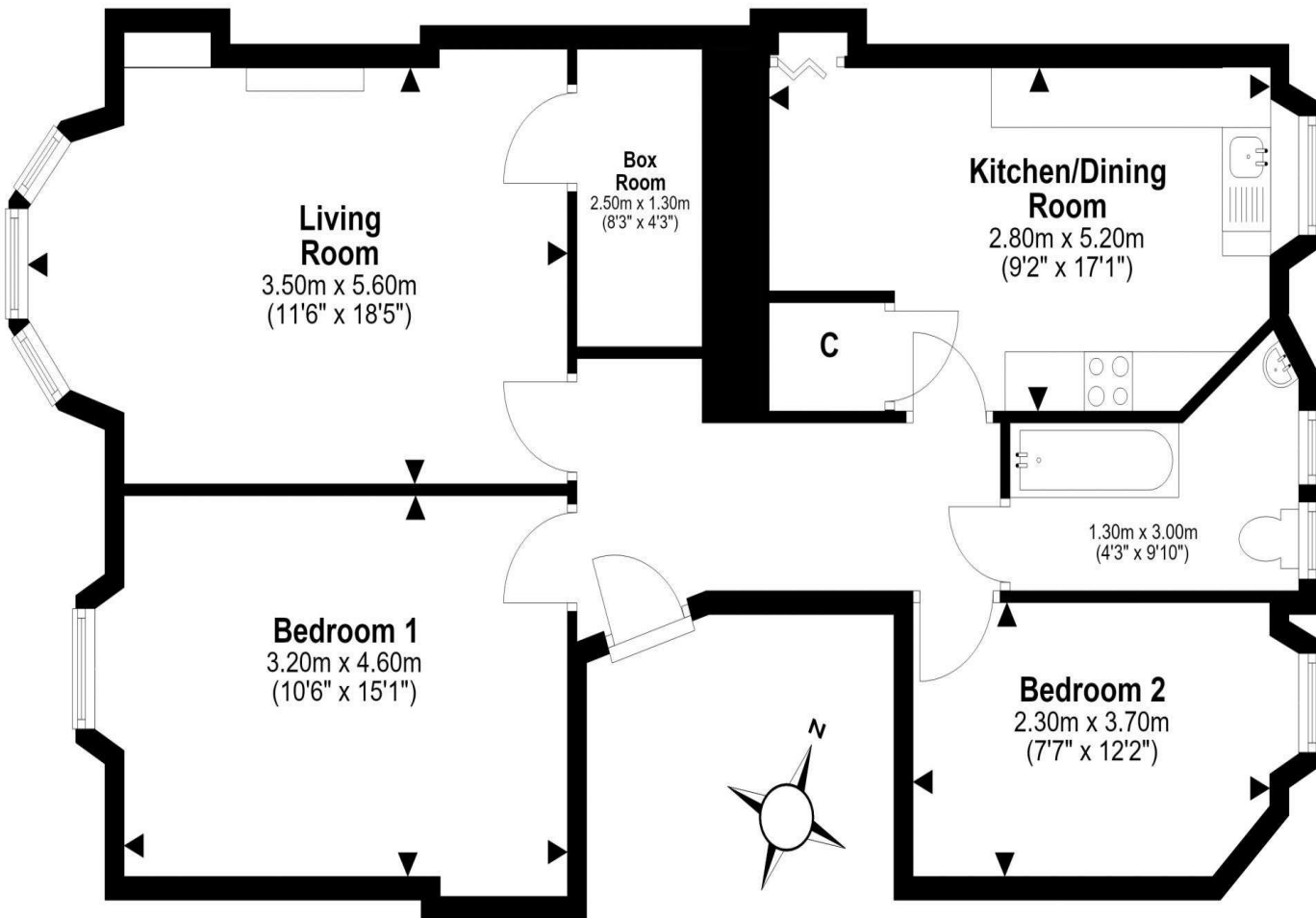
To include the aforementioned white goods, curtains/blinds, and light fittings. Other items are open to separate negotiation. No warranties to be given.

## OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**ēspc**