



19 York Road
TRINITY | EDINBURGH | EH5 3EJ


warners
solicitors & estate agents





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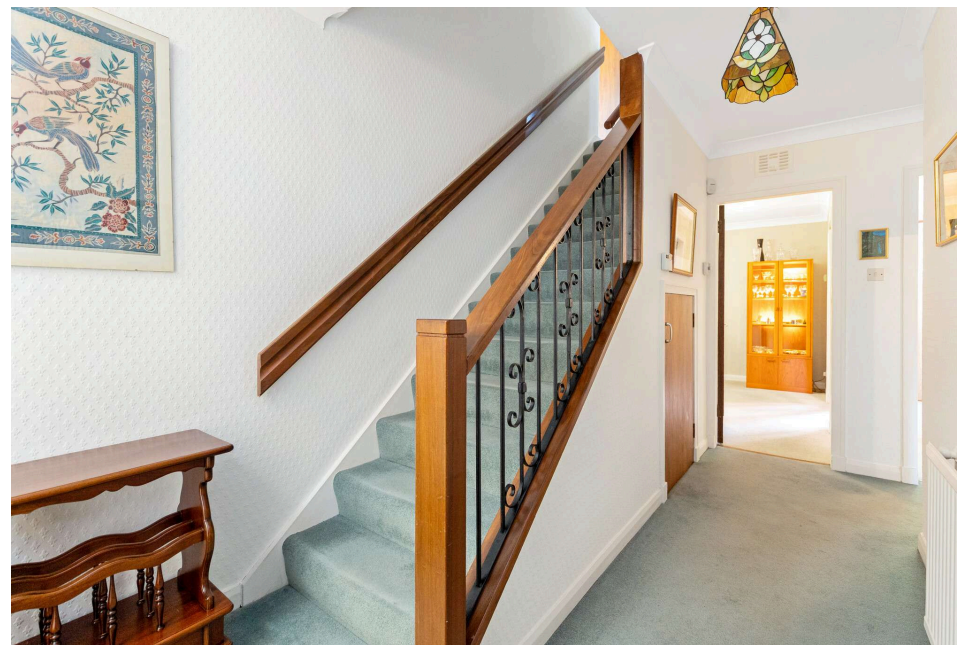
Nestled on a quiet tree lined street in the heart of prestigious Trinity, moments from excellent amenities, quick transport links and vast open green spaces is this spacious detached family home. Boasting private gardens, a wide driveway and a double garage this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance vestibule and hallway with a useful W/C compartment, a large lounge with picture window overlooking the charming rear garden, which flows through to the dining room and downstairs is completed by a fitted kitchen. Following up a carpeted staircase the upper level enjoys a twin windowed master bedroom with an elegant en-suite shower room and deep walk-in wardrobe, three further well-proportioned double bedrooms (all with twin windows and built-in wardrobes) and the house is completed by a main bathroom with three piece suite.

Externally to the rear the secluded, well-maintained rear garden is mainly laid to lawn with colourful plants, shrubs and flowers and a fine vista with wonderful nature views. There is a paved section ideal for al fresco dining and entertaining and to the front the garden is a low maintenance haven. There is a wide driveway leading to the double garage with electric roller doors.

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





- Detached house in the heart of sought-after trinity
- Private front and rear gardens
- Driveway and double garage
- Welcoming hallway with useful W/C
- Bright lounge with picture window
- Large dining room with garden access
- Fitted kitchen
- Four well-proportioned double bedrooms
- Two bathrooms

Energy Rating D

Council Tax band G

Included in the sale will be all fixtures and fittings, curtains, blinds, integrated appliances, fridge, dishwasher, and washer dryer.



The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops, cafes and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at Craigeleith, Stockbridge and the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. For the commuter there is an efficient public transport network including 24-hour buses and a tramline connecting nearby Newhaven to the city and to Edinburgh International Airport. There are a myriad of parks, cycle paths and coastal walks moments away as well as first rate schooling.

