NEILSONS

Solicitors & Estate Agents



Offers Over

£350,000

1A Wardie Steps

Trinity | Edinburgh | EH5 1ES

A rarely available opportunity has arisen to acquire this exceptional and beautifully presented main door flat, forming part of an attractive C-listed Victorian building in the highly desirable waterfront setting of Trinity. Enjoying a prestigious position close to an excellent range of local amenities and convenient transport links, this impressive property offers a unique opportunity to acquire a home of considerable character and charm, appealing to a wide variety of prospective purchasers.

- 2 Bedrooms
- 2 Public Rooms
- 1 Bathroom
- On-Street Parking
- Private Front Garden
- EPC Rating – D
- Council Tax Band - C



Description

The well-proportioned accommodation comprises a welcoming entrance hallway, an impressive dual-aspect kitchen/dining room featuring a Belfast sink, integrated appliances and a large pantry cupboard, and a spacious reception room with attractive built-in shelving and a feature fireplace. There are two generous double bedrooms, including a particularly spacious principal bedroom with fitted wardrobes, together with a contemporary bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating and double glazing, with the exception of the bathroom window.





Extras

All fitted floor coverings, blinds and shutters will be included in the sale together with the gas hob, oven, integrated washing machine and integrated dishwasher.

Gardens & Parking

Externally, the property benefits from a fully enclosed private front garden, predominantly laid to patio and providing an attractive outdoor space. For the car user, free on-street parking is available within the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).







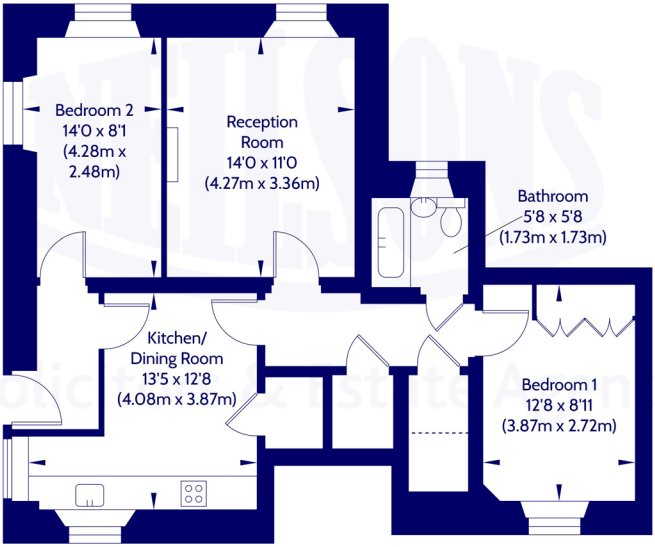


Location

Trinity lies approximately three miles north of the City Centre and boasts charming streets and fantastic nearby green spaces including Victoria Park, the vibrant Starbank Park and the magnificent Royal Botanical Gardens. Coastal walks can be enjoyed along the sea front towards Wardie Beach to the west and Newhaven Harbour to the east. A great assortment of day to-day amenities can be found in the immediate vicinity including a Sainsburys, hairdresser, popular coffee roastery Mr Eion and a variety of café's, shops, pubs and facilities in neighbouring Goldenacre. There is a good choice of supermarkets within close proximity, including a Tesco and Morrisons superstore. Newhaven is close at hand and has a great selection of brunch spots, pubs, restaurants, a large 24-hour Asda and a David Lloyd's. Ocean Terminal also provides a variety of retail facilities as well as a multiscreen cinema complex and gym. The property is well placed for the commuter with frequent busses to the city on the doorstep and easy access to Edinburgh's fantastic network of cycle/walking paths. Newhaven Tram Station is also within easy reach and provides frequent links to Leith, Murrayfield, Edinburgh Park and Edinburgh Airport.

Approx. Gross Internal Floor Area 70 Sq M / 757 Sq Ft.

Ground Floor



All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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