

15A/1 Trinity Crescent

TRINITY | EDINBURGH | EH5 3ED

warners
solicitors & estate agents







15A/1 Trinity Crescent, Trinity

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Warners are delighted to present this charming one-bedroom lower ground floor flat, forming part of an attractive C-Listed Victorian terrace in the highly sought-after Trinity conservation area of Edinburgh. Enjoying a superb coastal setting close to the picturesque waterfront, this characterful property offers a delightful blend of traditional charm and comfortable living.

Accessed via its own private entrance, the accommodation opens into a welcoming vestibule leading through to the spacious open-plan living/dining room. This space enjoys excellent natural light from a traditional sash and case window, decorative cornicing, and an attractive archway leading to a cosy dining alcove.

The separate fitted kitchen features a good range of wall and base units, contrasting worktops, mosaic-style splashbacks and a selection of integrated and freestanding appliances, offering a practical space for everyday use.

To the rear, the double bedroom enjoys a peaceful position and benefits from built-in mirrored wardrobe storage, while a glazed internal door allows additional light to flow through the accommodation. Completing the property is a bathroom fitted with a traditional white three-piece suite and electric shower over the bath.

Externally, the property benefits from a private patio and storage cupboard with potential for securely storing bikes and other outdoor equipment. Unrestricted on-street parking is available directly outside.

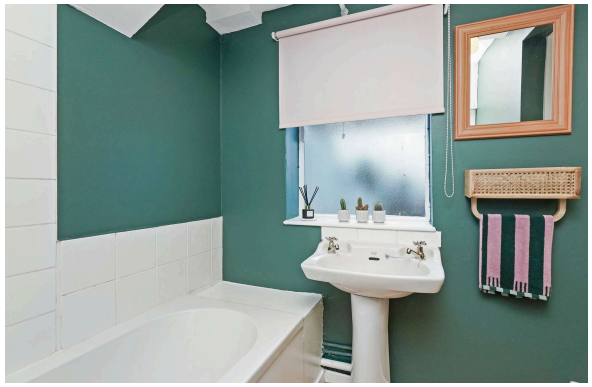
- Charming one-bedroom lower ground floor flat in sought-after Trinity
- Private entrance with welcoming vestibule
- Spacious open-plan living/dining room with traditional features
- Fitted kitchen with a range of appliances
- Double bedroom with mirrored wardrobe storage
- Bathroom with three-piece suite and shower over bath
- Traditional sash and case windows and decorative cornicing

Council Tax B and Energy Rating E

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





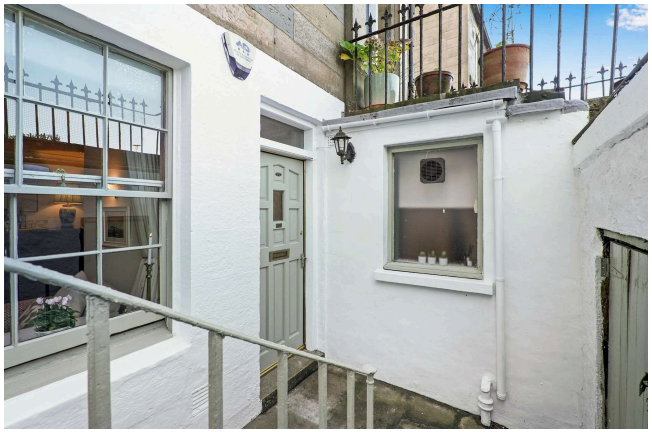


All fittings and fixtures will be included in the sale. The sale will also include all blinds and curtains, the fridge, and combi washer dryer.

The property is located in the highly regarded Trinity area of Edinburgh, to the north of the city centre. The neighbourhood is well served by local shops and leisure amenities, with excellent transport connections including direct bus links to The Shore, the New Town and Edinburgh Airport, as well as the tram at nearby Newhaven, which is within easy walking distance.

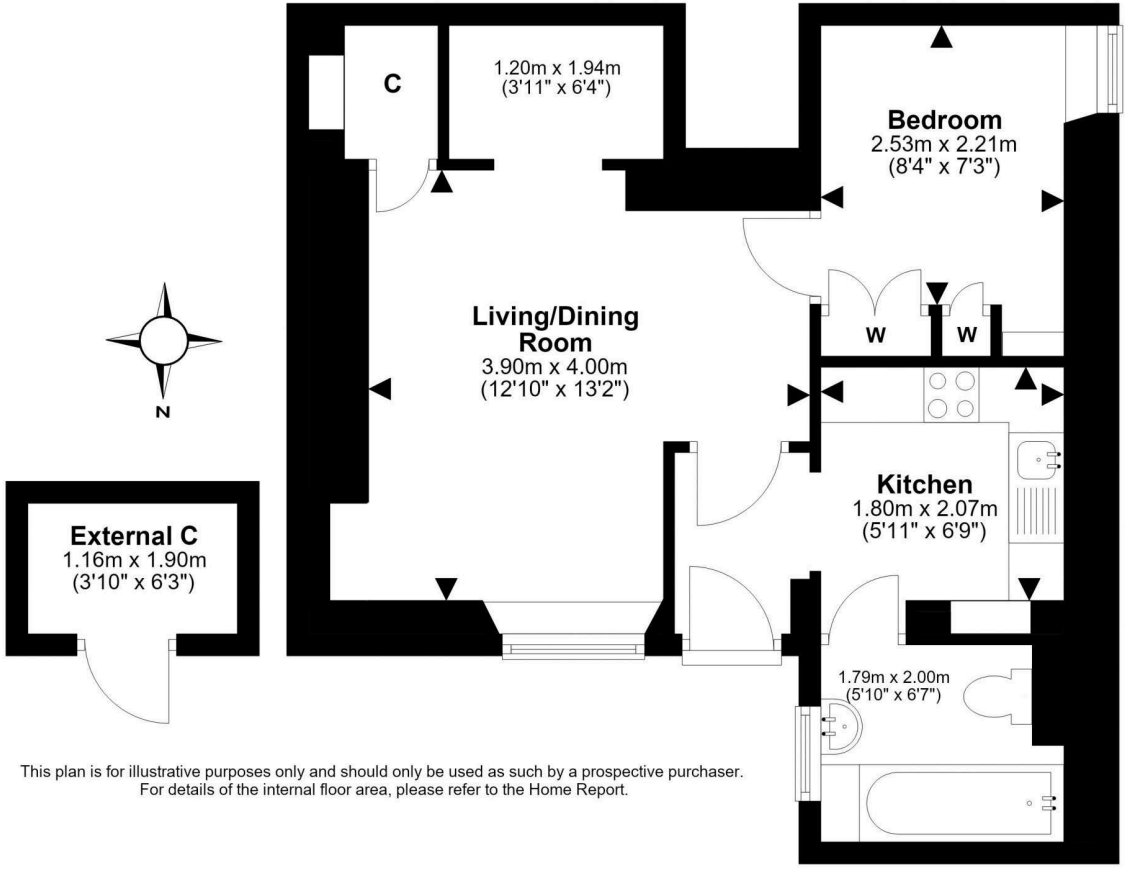
The property is ideally positioned for access to the Trinity cycle path, Starbank Park and Wardie Bay, offering excellent opportunities for walking, cycling and enjoying the outdoors. The popular neighbourhoods of Canonmills and Stockbridge are also easily accessible, offering a fantastic selection of independent shops, caf s, restaurants and bars, while the vibrant Shore district provides further excellent dining and leisure options. With the city centre within easy reach, Trinity offers an appealing combination of coastal and outdoor living, excellent local amenities and convenient city connections.











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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