



4a/1 Starbank Road, Newhaven, EH5 3BW, Edinburgh, EH5 3BW, Newhaven , Edinburgh East

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<p>An excellent opportunity has arisen to acquire this charming and exquisitely presented traditional garden flat, situated close to the Newhaven waterfront, which offers superb views of the Forth. Forming part of a traditional stone-built tenement, conveniently located in the popular Trinity area, north of Edinburgh city centre. This light and spacious flat is accessed from the rear of the building through a well-kept communal entrance. The accommodation comprises: a welcoming entrance hall, a beautifully light and spacious open plan living room/kitchen with lovely views over the communal garden grounds. The living room area provides a comfortable space for relaxing and the newly installed kitchen area is fitted with stylish base and wall mounted units with complimentary worktop surfaces and a breakfast bar provides a dedicated space for dining. The large light and airy double bedroom with similar views to the living room and provides a tranquil retreat to unwind and comes complete with mirror fitted sliding wardrobes and the sleek bathroom has been newly installed with a white suite with shower over the bath with a glass screen, illuminated wall mirror and heated towel rail. The property further benefits from gas central heating with new boiler to be fitted prior to the new owner moving in and double glazing. The current owner has spared no expense in terms of the recent refurbishment and the property is offered to the market in true move in condition having been freshly painted in soft tones with newly fitted carpets, flooring, quality fixtures and fittings throughout. Externally there are shared garden grounds to the rear. This lovely apartment will make an ideal purchase for a young professional, couple or buy to let investor, viewing is therefore highly recommended to fully appreciate the size, standard and quality of accommodation for sale.</p><p> </p><p>Extras</p><p>All fitted carpets, floor coverings and integrated kitchen appliances. It should be noted that other items of furniture may be available by separate negotiation.</p><p>Location</p><p>Trinity is a popular area, close to excellent local shopping and public transport links, and some of Edinburgh's finest open spaces. The area is well-served by supermarkets, including Waitrose at Comely Bank, ASDA at Granton and Morrisons on Ferry Road. Nearby Stockbridge is home to a variety of delicatessens, cafés, restaurants, butchers, and greengrocers, whilst both Craighleith Retail Park and Ocean Terminal provide a range of high-street stores. Recreational options include cycle paths and walkways along the Water of Leith, the famous Royal Botanic Gardens and Inverleith Park, as well as the Ainslie Park Leisure Centre. The property is in close proximity of Edinburgh Academy and the iconic Fettes College, Telford College and Western General Hospital.</p>

BASE INFORMATION:

Rooms	: 1
Bed	: 1