

● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £205,000

2 Belvedere Park, Trinity, EH6 4LR





Exceptionally Spacious One-Bedroom Ground Floor Flat With Private Garage

An exceptionally spacious one-bedroom ground floor flat with private garage forming part of a small residential development pleasantly located in the affluent and much sought-after residential area of Trinity lying approximately two miles from the city centre.

Set within mature, well tended shared gardens this charming property with light southerly aspect offers generous accommodation comprising: secure and well-maintained shared entrance, hall with useful boxroom and excellent storage cupboards, bright lounge, fitted kitchen, well-proportioned double bedroom and showerroom. While well presented, the comfortable interior with double-glazed windows and recently installed electric heating may now benefit from some upgrading/decor. There is a private garage to the side of the property with up and over door, light and power. All fitted floor coverings, curtains, blinds and kitchen appliances (no warranty) are included in the sale.

Early viewing is highly recommended.

ACCOMMODATION (WIDEST POINTS)

Lounge	4.14 m x 3.86 m / 13'7" x 12'8"
Kitchen	3.02 m x 3.02 m / 9'11" x 9'11"
Double Bedroom	4.06 m x 2.84 m / 13'4" x 9'4"
Boxroom	1.98 m x 1.75 m / 6'6" x 5'9"
Shower Room	2.13 m x 1.75 m / 7'0" x 5'9"

LOCATION

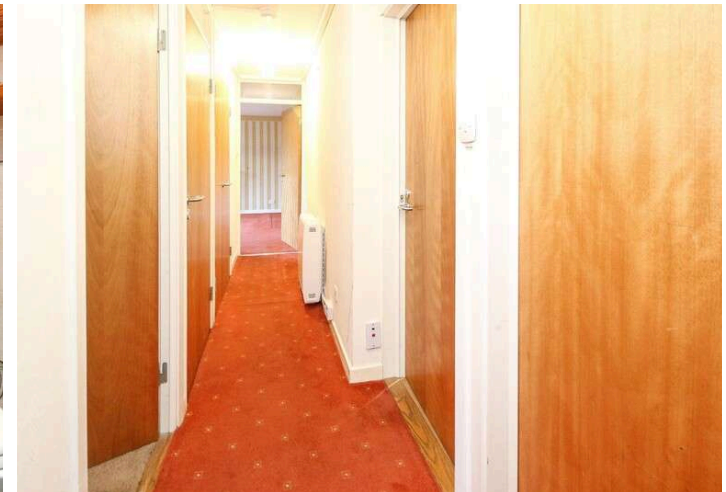
There is a good selection of local shops nearby and supermarket shopping is well catered for with an Asda Leith Superstore, Tesco at Canonmills, Morrisons on Ferry Road and a Waitrose at Comely Bank. Craigleith Retail Park, including a Sainsbury's and M&S Food Hall, and Ocean Terminal retail and leisure complex with major retail outlets, cinema, gym and restaurants are both a short drive away. Wide ranging recreational facilities in the vicinity include nearby Victoria Park, Lomond Park with bowling and tennis clubs, David Lloyd Health Club at Newhaven and The Royal Botanic Gardens and Inverleith Park. A frequent bus service operates nearby to many parts of the city and close proximity to the A902 Ferry Road provides links to the city bypass and major motorway networks. The National Cycle Path is also nearby providing excellent commuter access across Edinburgh.

As of 1st February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

GROUNDS Maintenance of the building, shared grounds, stair cleaning/lighting, cleaning of exterior windows and buildings insurance are managed by Charles White for a current apx quarterly fee of £240.

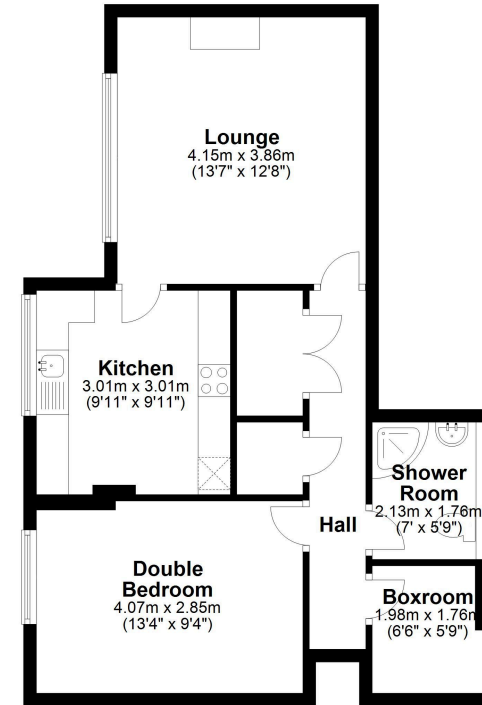
EPC RATING E

VIEWING By appointment, please telephone 0131 554 6244





2 Belvedere Park



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

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espc

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.