



# Trinity

6 Chancelot Terrace, Edinburgh, EH6 4ST

**Offers Over £249,000**

Viewing by appt tel Agent 0131 525 8666

## Description

Forming part of a traditional tenement building 6 Chancelot Terrace is a delightful 2 bedroom main door ground floor flat conveniently situated in the highly desirable residential area of Trinity within easy reach of local amenities and the City Centre. The property offers bright and well proportioned accommodation, with a host of period features and direct access to a lovely south facing shared rear garden.

The accommodation comprises - entrance vestibule opening to a hall with three storage cupboards off; spacious sitting room with an open period fireplace; bright kitchen/dining room fitted with a range of base and wall mounted units, all appliances, a pantry cupboard and back door opening to the shared garden; double bedroom 1 situated to the rear: double bedroom 2 with

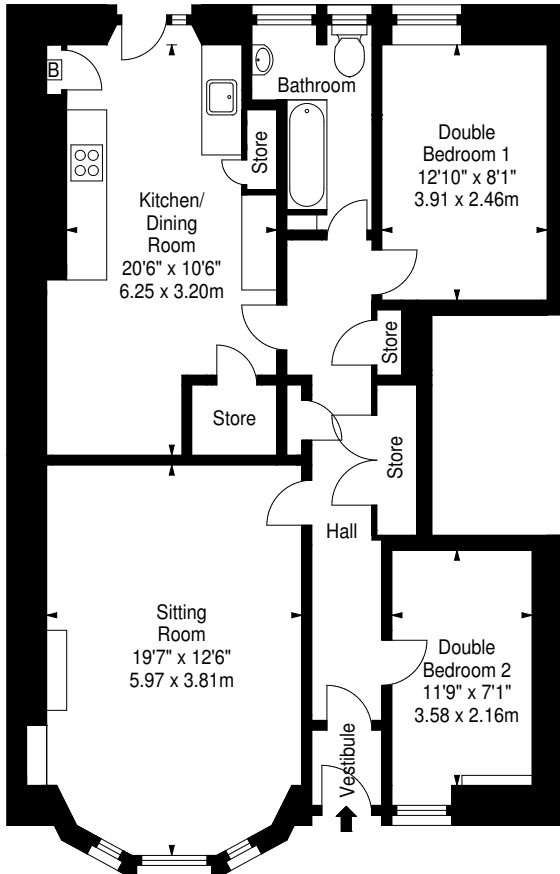
a period fireplace; and bathroom fitted with a bath with shower above, wc and wash hand basin.

## Location

The property lies in the popular Trinity area of north Edinburgh about 2 miles from the city centre, and close to the Firth of Forth. There are local shops on Craighall Road and major supermarkets a short distance away. Local recreational facilities include Victoria Park, the Water of Leith Walkway, the Royal Botanic Gardens, plus a network of cycle/footpaths within easy reach. Cafes and restaurants can be found at Newhaven Harbour, while Ocean Terminal and Leith are close by, with high street stores, a cinema and more restaurants and bistros.

**Delightful 2 bedroom main door flat with shared garden**

Approx. Gross Internal Area  
874 Sq Ft - 81.19 Sq M  
For identification only. Not to scale.  
© SquareFoot 2017



Ground Floor



There are regular bus services to the city centre and elsewhere while motorists can access routes east and west from Ferry Road. There are primary and secondary schools within walking distance.

### Garden

There is a small private garden area to the front of the property and direct access to a lovely south facing garden to the rear.

### Parking

There is unrestricted on street parking outside the property.

### Fixtures and Fittings

All fitted floor coverings, fitted carpets, curtains, blinds, light fittings, the hob, oven, dishwasher, washer dryer, shelving in the kitchen and garden shed are included in the sale.

### Services

The property is heated by gas central heating and is fitted with double glazing.

### EPC Rating D

### Home Report

The Home Report is available to be downloaded from our website [www.edinburghprimeproperty.com](http://www.edinburghprimeproperty.com). The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

