



9/7 CONNAUGHT PLACE
TRINITY
EDINBURGH
EH6 4RQ

OFFERS OVER
£210,000



CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS

ATTRACTIVE
AND SPACIOUS
TOP FLOOR FLAT WITH
SINGLE GARAGE SET
IN A SMALL CALA
DEVELOPMENT CLOSE
TO EXCELLENT LOCAL
AMENITIES AND THE
CITY CENTRE

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

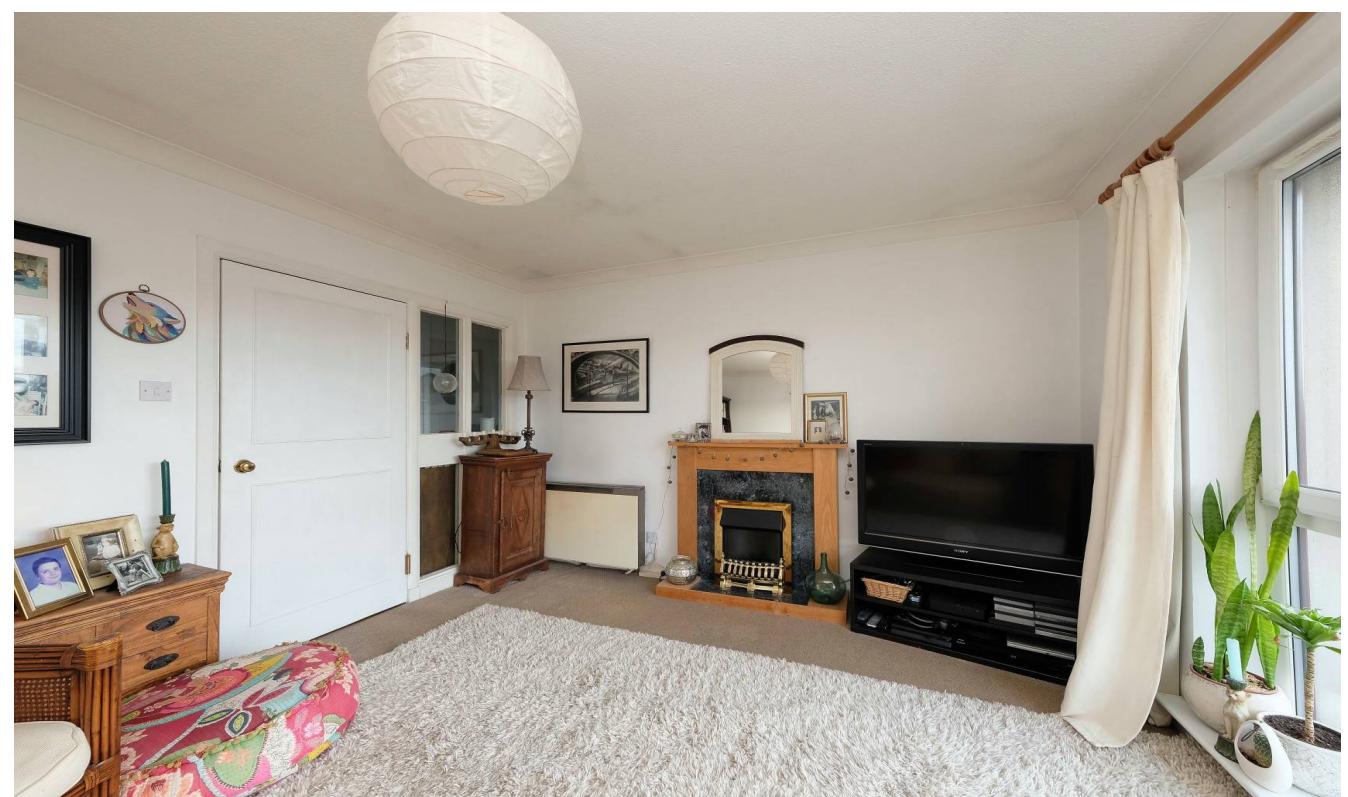
Stylish dual-facing top floor flat, with open views over the City and to Edinburgh Castle, forming part of a mature modern CALA development set in a quiet residential area. The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the City Centre. The area is well served by an excellent range of local amenities, including shops, a wide choice of leisure and recreational facilities and the Water of Leith Walkway and cycle path system is very nearby.

The City Centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional pubs, restaurants and cafes. Also nearby is Ocean Terminal retail and leisure complex with provides major stores, a multi-screen cinema and a Marks and Spencer's food hall whilst a 24 hour Asda supermarket is within neighbouring Newhaven.

Schooling is well represented from nursery to senior level. There is an efficient public transport network which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.

Internally the property is in excellent decorative order throughout and benefits from electric heating, double glazing and good storage facilities. The kitchen appliances are included in the sale. A large attic provides excellent additional storage space.

The property is set in well maintained communal garden grounds. Private single garage.



PROPERTY DETAILS

- * Welcoming entrance Hall providing access to all rooms. Two built in storage cupboards. Attic access hatch to large attic providing excellent additional space.
- * Bright and spacious Lounge with windows to rear with lovely and open Westerly views over the City and towards Edinburgh Castle. Feature fireplace with wooden surround housing electric fire. Juliette balcony.
- * Fitted Kitchen with matching wall and base units. Integrated electric hob, oven and hood. Ample work surfaces with integrated stainless-steel sink with drainer and tiled splashback. The washing machine, fridge and freezer are included in the sale. Window to rear again with open outlook. Built in storage cupboard.
- * Double Bedroom with window to front. The mirrored wardrobes are included in the sale. Built in storage cupboard.
- * Second Double Bedroom with window to front. Built in storage cupboard.
- * Family Bathroom with three-piece suite comprising bath with electric shower above, wash hand basin and WC. Shaver point. Wall mounted heater. Extractor.

Energy Efficiency Rating: D



EXTERNAL

The property is set in attractive and well-maintained communal garden grounds with extensive communal lawns and established plants, shrubs and trees.

The property benefits from a private single garage with up and over door.





Photographs and floorplan by Mike Doolley Photography 07730 560286



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.