



# TRINITY

6 Denham Green Terrace,  
EH5 3PF



## Lower Flat

OFFERS OVER £375,000

- Vestibule
- Hall
- Sittingroom with bay window
- Livingroom/diningroom
- Kitchen
- 2 double bedrooms
- Shower room
  
- Gas central heating
- Double glazing
- Private gardens to front and rear
- On Street parking

By appointment please call 0131 253  
2379





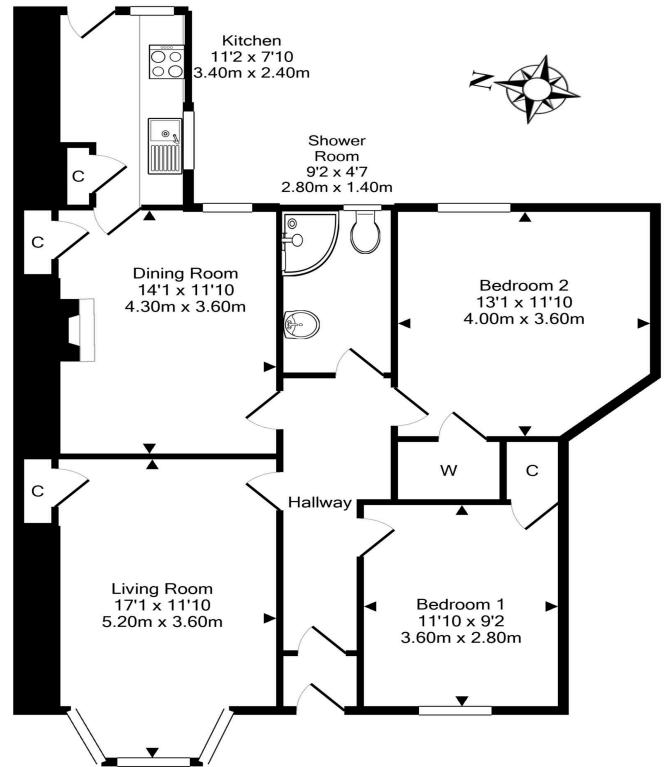




This lower villa is situated within the highly regarded Trinity area to the North of the City Centre and close to the Firth of Forth. The trendy cosmopolitan area of The Shore is close by and offers a selection of restaurants, bars and bistros. In addition to this the Ocean Terminal Shopping Centre also offers further dining facilities and a selection of stores, multi-screen cinema and gym. Excellent schooling is also provided both at primary and secondary level. There is also a choice of public transport available to the City Centre and surrounding areas.

The property is set within well maintained gardens to the front and rear. The lovely landscaped rear garden offers a chipped area ideal for al fresco dining, lawn and shrub borders. There is also an external under-stair store cupboard suitable for garden tools and the like. The front garden again has chipped areas and shrub borders. The further benefits include gas central heating and double glazing (except the kitchen windows).

The property is entered through the vestibule with tiled floor which opens up to the hallway. To the front a bright bay windowed sittingroom offers a plain cornice, Edinburgh press and fireplace with tiled insert and housing a living flame gas fire. The livingroom/diningroom is to the rear and overlooks the garden and again this room offers a fireplace with marble hearth and insert housing a living flame gas fire, plain cornice and deep Edinburgh press. Also, to the rear the kitchen gives direct access to the rear garden and offers a range of wall and base units, tiled floor and a deep shelved pantry. The appliances to be included are the stainless-steel gas hob, fan assisted oven, stainless-steel chimney style cooker hood, freezer and automatic washing machine. The 2 generous double bedrooms both offer deep walk in cupboards with shelving/hanging rail, plain cornice with one to the front and the other to the rear of the property. A tiled shower room to the rear with 3-piece suite - Mira electric instant shower, wash hand basin within a vanity unit and WC completes this property.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2020

## EXTRAS

To include the aforementioned white goods (no warranties to be given) along with the carpets, curtains and window blinds.

## OFFERS

Offers Over £375,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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