



Trinity

5 Lixmount Avenue
EH5 3EW



Lower villa - Maindoor Flat

OFFERS OVER £410,000

- Entrance vestibule
- Hallway with storage
- Livingroom with bay window
- Dining room
- Kitchen
- 2 bedrooms
- Boxroom
- Bathroom

- Traditional features
- Well maintained private garden
- Gas central heating
- Double glazing
- Unrestricted on street parking
- Modernisation required

Viewing by appointment please call
Solicitors (0131) 554 6321





Now in need of modernisation this spacious two bedroomed main door flat is situated within the prestigious Trinity district. The tranquil and sought-after area of Trinity lies to the North of Edinburgh and offers an excellent range of local amenities including shops and a variety of leisure and recreational facilities including the nearby Lomond Park Tennis Club. The nearby area of The Shore provides a wide selection of fine dining and even boasts Michelin star restaurants amongst wine bars and bistros. Private and public schooling is available nearby from nursery level through to a senior level. The Ocean Terminal is also within easy reach and offers a 24-hour gym, multi-screen cinema, shopping facilities and a choice of restaurants.

The flat is accessed via a private main door which opens to an entrance vestibule with ornate tiles. The hallway gives access to the rest of the flat and has three handy built in storage cupboards. The spacious living room is situated to the front and has a bay window, ornate cornice, an electric powered fire within a wooden surround and has access to the box room. To the rear is a dining room with an electric powered fireplace, two built in storage cupboards and has the kitchen off. The kitchen gives direct access to the garden, has base and wall units, slot in cooker, undercounter fridge, freezer, and a washing machine. The flat benefits from two double bedrooms to the rear. A box room can be accessed via both the hallway and the living room and would make an ideal study space. Completing the accommodation is a rear facing bathroom which comprises of a bath with overhead electric powered shower unit (shower not working), WC, and a wash hand basin.

There is a private rear garden which enjoys a patio area ideal for al fresco dining and a lawn with shrub borders. There is a handy garden shed and there is rear access via a vennel off East Trinity Road. Additional benefits include gas central heating, double glazing, and unrestricted on street parking.

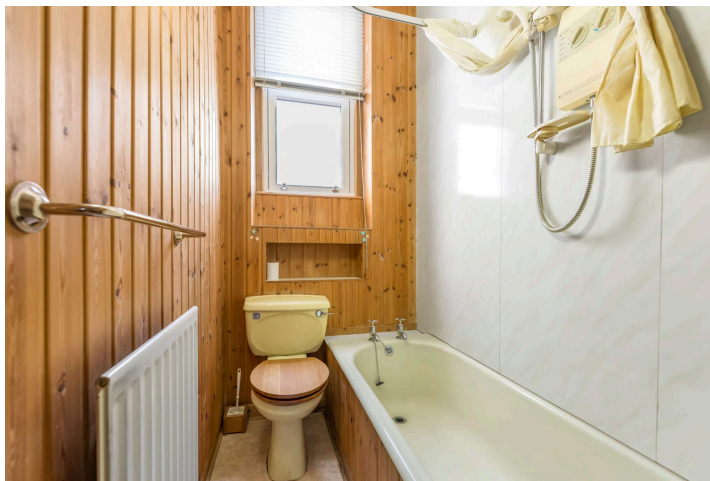
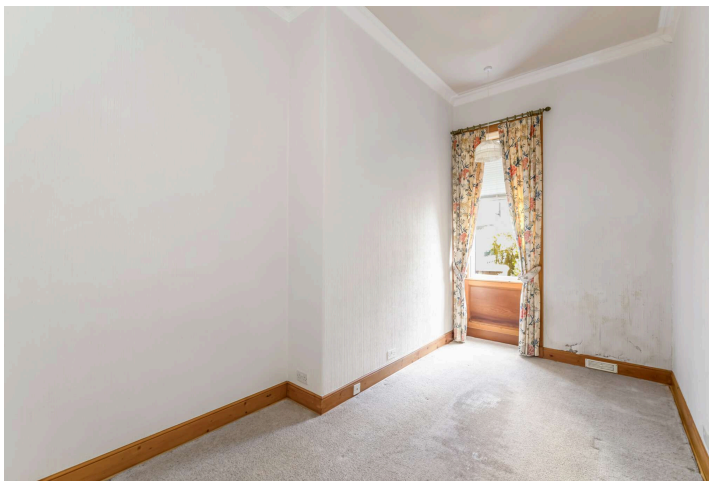
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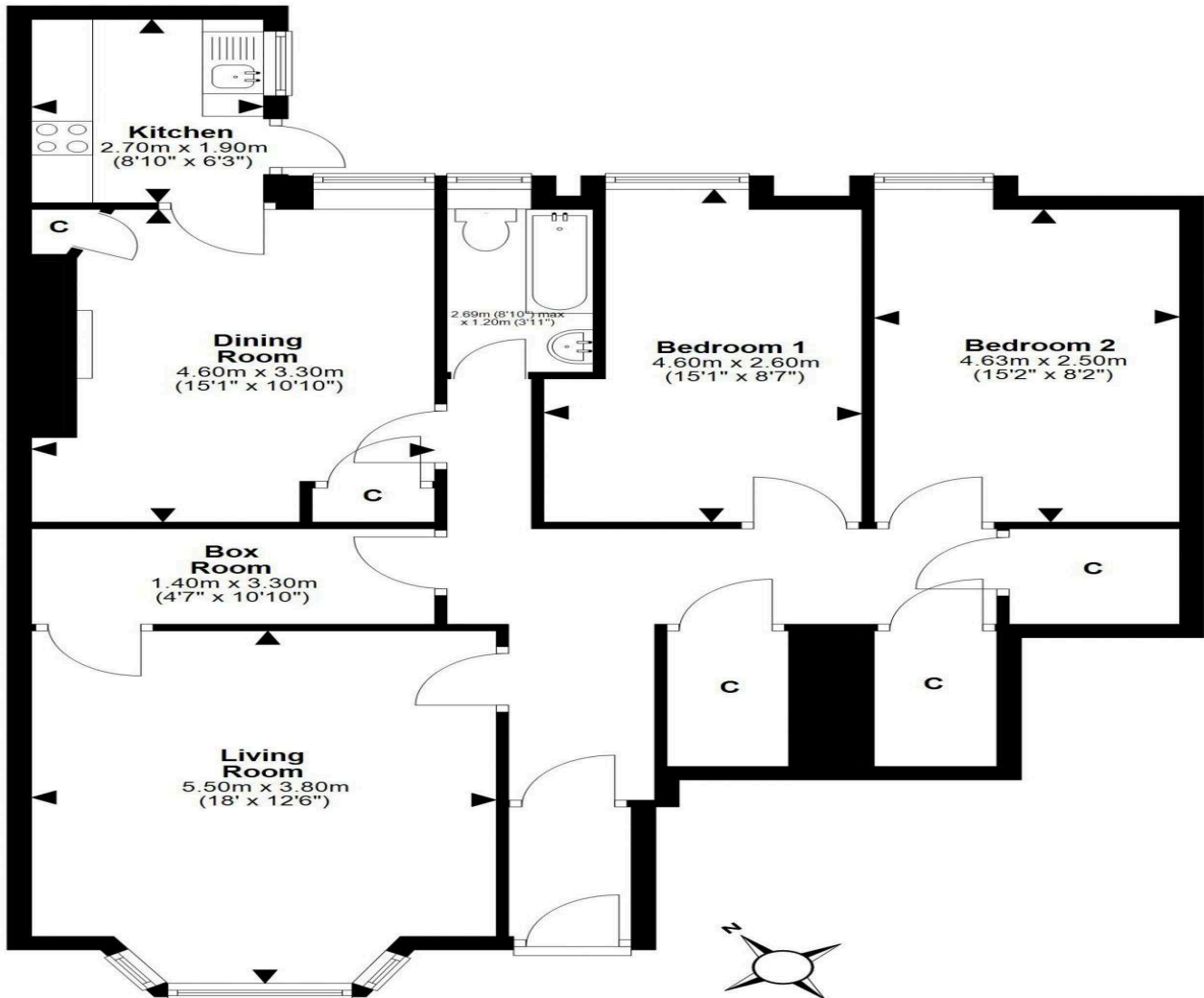
The white goods, curtains/blinds, carpets, light fittings, garden shed and garden furniture to be included in the sale.

OFFERS

Offers Over £410,000 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.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

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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