

**29c/3 Summerside
Place
Edinburgh EH6 4NY
Offers Over £175,000**

- Large living/dining room
- Smart kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and appliances included
- Two double bedrooms both with built in storage
- Modern shower room fitted with two-piece suite and electric walk in shower
- Electric heating and double glazing throughout
- Off-street residents parking

Council Tax Band: B

Tenure: Freehold

Shared Ownership: No



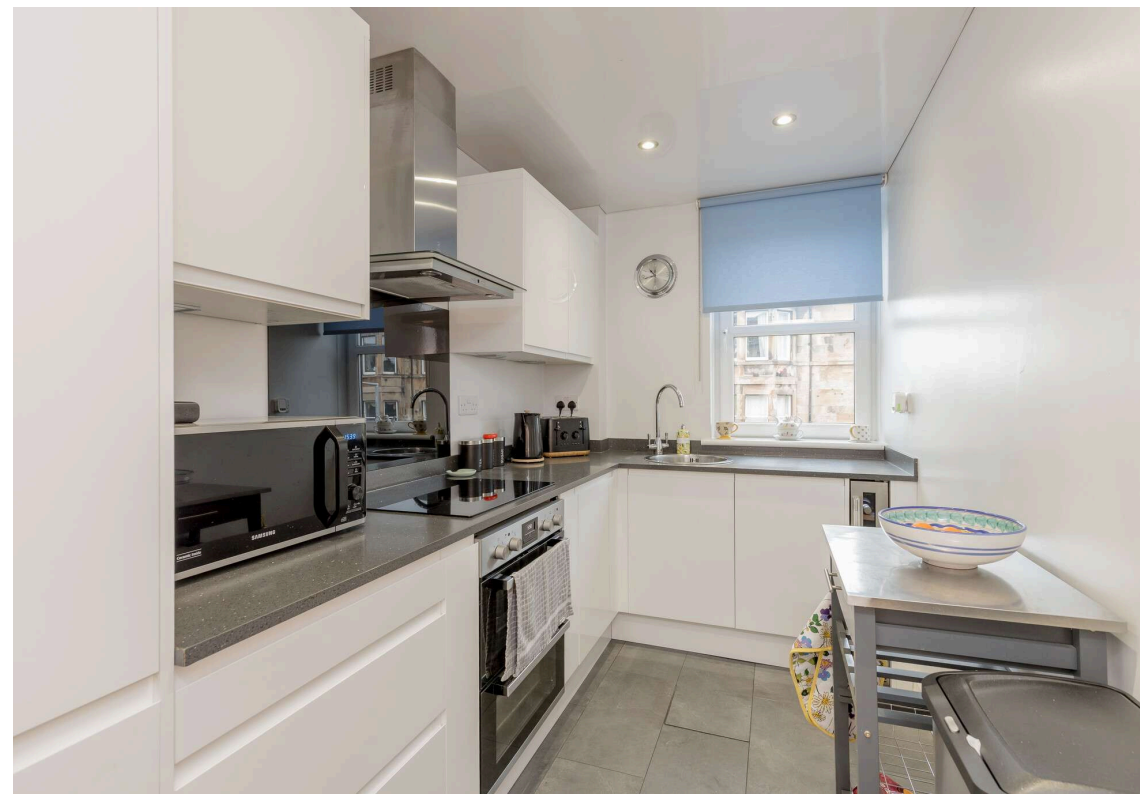
Flat

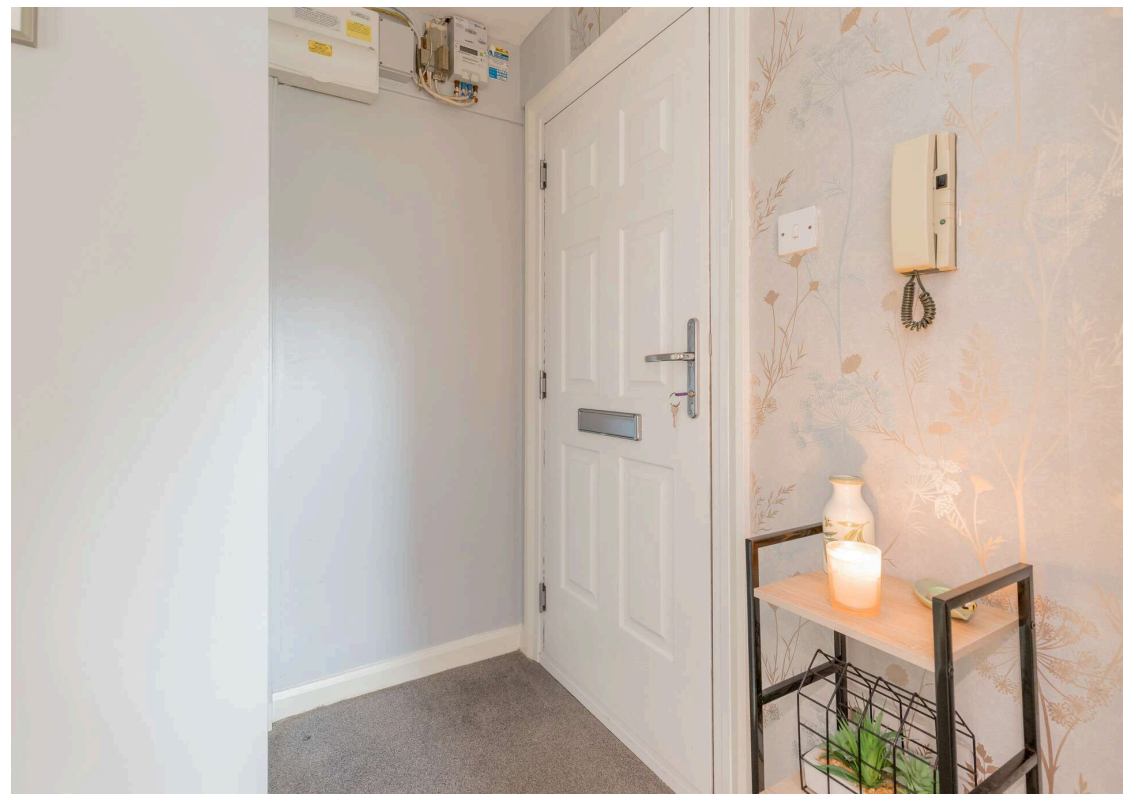
This beautifully presented two-bedroom flat, set in the highly desirable Trinity area, is sure to attract a wide range of buyers. In true walk-in condition, the property offers excellent transport links to the city centre and beyond, making it ideal for professionals, couples, or downsizers.

The spacious dual-aspect living and dining room provides the perfect setting for entertaining friends and family. The modern kitchen is fitted with a stylish range of floor and wall-mounted units, induction hob, electric oven, and integrated appliances. Both bedrooms are generous doubles, each benefiting from fitted wardrobes that provide ample storage. The contemporary shower room is finished with a sleek two-piece suite and a large electric shower. Further highlights include a sizeable utility cupboard with white goods included in the sale, efficient electric heating, and double glazing throughout. Externally, the property also boasts the convenience of off-street parking.

Situated to the north of Edinburgh's city center, Trinity offers an enviable lifestyle with excellent connectivity. Frequent bus services and the new tram terminus at Newhaven provide swift and easy access to the city center and beyond. The property is adjacent to Victoria Park, which offers outdoor sporting and leisure facilities for all ages, as well as access to the Edinburgh Cycle Network, ideal for cycling enthusiasts. Trinity's local amenities include Sainsbury's, Co-op, a Post Office, and Leith Library, while a 24-hour ASDA is conveniently located in nearby Newhaven. Entertainment options abound, with the Vue cinema complex at Ocean Terminal and the vibrant bars and restaurants of The Shore just a short distance away. The historic Newhaven Pier and its renowned gourmet fish restaurants are also within walking distance. Families will appreciate the area's excellent primary and secondary schools, both within easy walking distance. With its superb location, stunning interiors, and abundance of nearby amenities, this property offers an exceptional opportunity to secure a home in one of Edinburgh's most desirable neighborhoods.

Viewing by appointment on 0131 377 1800

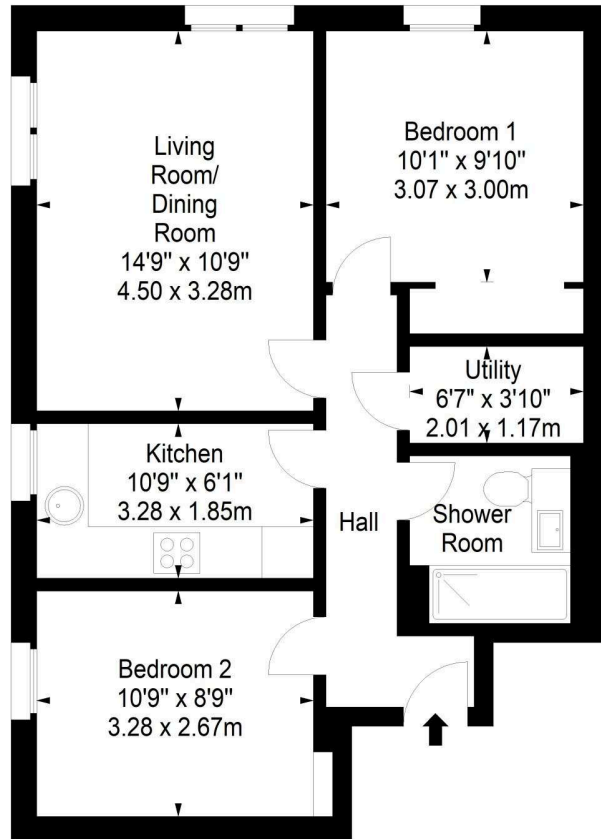
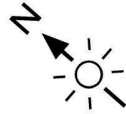




**Summerside Place,
Edinburgh,
Midlothian, EH6 4NY**



Approx. Gross Internal Area
592 Sq Ft - 55.00 Sq M
For identification only. Not to scale.
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Second Floor



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