



7/1 Wardiefield, Edinburgh, EH5 1RX

OFFERS OVER £120,000



**MONARCH
LEGAL**



A superb ground floor flat situated in a small peacefully located retirement development in the highly regarded area of Trinity.

Set within beautifully maintained landscaped communal grounds the property offers a lovely home suitable for residents aged 60 years and over.

The living room lies at the back of the property and offers a peaceful and bright relaxation room.



MONARCH
LEGAL



MONARCH
LEGAL

Next door to the living room is a kitchen which shares the same sunny aspect and tranquil outlook.

Along the hall you will find a good-sized double bedroom. Here, floorspace for furniture is maximised by a large built-in wardrobe with an attractive mirrored frontage.

Finally, completing the accommodation is a fully fitted white shower suite.





Trinity is one of the city's most prestigious and sought after residential areas, particularly suited to family living. Bordered by the Firth of Forth to the north and the wonderful open spaces of Inverleith Park and The Royal Botanic Gardens to the south, the area is pleasantly leafy and tranquil, yet remains little more than 2 miles from Princes Street, to which there are excellent public transport services. Neighbouring Stockbridge and Comely Bank offer a delightful array of small speciality shops, as well as a large branch of Waitrose. Here, there are also a number of fine restaurants and hostelrys and sports facilities provided by the Glenogle Swim Centre and The Grange Cricket and Squash Club. There are lovely meandering paths by the Water of Leith and the city's cycle path network, which runs all the way from Balerno to Leith. The Port of Leith is approximately 1 mile away and is home to the Royal Yacht Britannia, a multi-screen cinema, the Ocean Terminal Shopping Mall and a number of award winning waterfront restaurants. There is also a David Lloyd Leisure Centre, a 24 hour Asda, restaurants and a pretty little harbour at Newhaven. The local schools have an excellent academic reputation (Wardie and Trinity Primary Schools and Trinity Academy) and in the private sector Edinburgh Academy, Fettes College, Stewart's Melville College, The Mary Erskine School and St. George's are all within close proximity. Nearby Ferry Road is a main arterial route linking the west and east sides of the city with the city by-pass, Edinburgh International Airport, the Forth Bridge and the central motorway network.

Get in touch



0131 644 6060

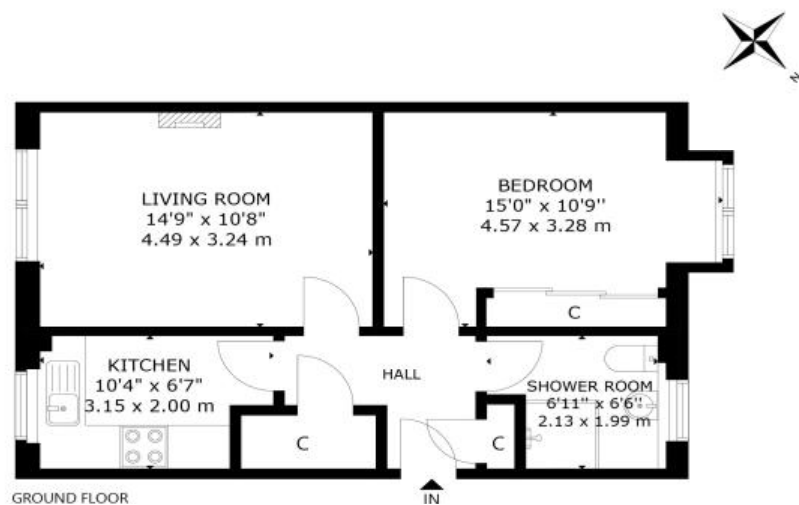


sales@monarch-legal.co.uk



monarch-legal.co.uk

Video Tour



7/1 WARDIEFIELD, EDINBURGH, EH5 1RX
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 516 SQ FT / 48 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.