

7/4 Wardiefield, Edinburgh, EH5 1RX

Fixed Price £125,000

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£5,000 BELOW HOME REPORT VALUE

A bright and comfortable one-bedroom top-floor apartment, forming part of a small and peaceful retirement development in the highly sought-after Trinity area. With just four apartments in each block and a single communal staircase, the development offers a more intimate and manageable living environment. Set amongst communal garden grounds, this property provides comfortable and secure living for residents aged 60 and over.

The bright and welcoming lounge enjoys a pleasant outlook and an abundance of natural light, creating a relaxing space to unwind. Conveniently positioned just off the lounge, the fitted kitchen benefits from a similar outlook and offers a practical layout with ample storage and worktop space.

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The generously proportioned double bedroom provides plenty of room for furnishings and features a large built-in mirrored wardrobe, offering excellent storage. A further advantage of this top-floor apartment is the additional attic space, accessed via a Ramsay ladder. Partially floored, this useful area provides convenient storage for suitcases, seasonal items and other household belongings.

Completing the accommodation is a shower room, fitted with a white suite.

Externally, the property benefits from communal garden grounds, providing an outdoor space for residents to enjoy. The development also offers ample on-street parking for both residents and visitors.

Situated in the desirable Trinity area, the property is well placed for a range of local amenities, shops and transport links, offering convenient access to the wider city. Combining practical accommodation with the benefits of a small retirement development, this apartment presents an appealing opportunity for those seeking a peaceful setting in a popular Edinburgh location.

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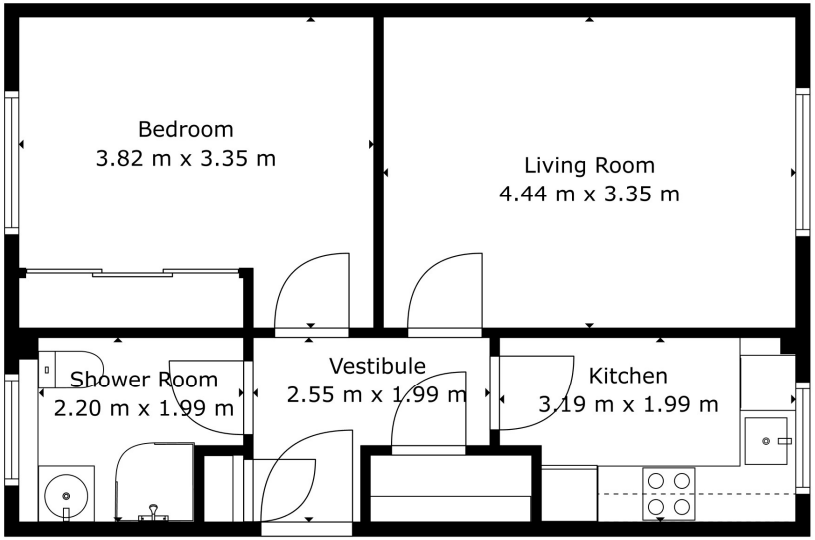




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EDINBURGH, EH5 1RX

Approx. Gross Internal Area:
484.376 Sq Ft (45 Sq M)

For Identification purposes only. Not to scale.



Trinity is a well-established residential neighbourhood in the north of Edinburgh, located between Newhaven, Wardie, and Inverleith, around 3 kilometres (2 miles) from the city centre. It is known for its leafy streets, attractive Victorian and Georgian villas, and a strong sense of community.

The area offers a mix of traditional family homes, modern apartments, and local amenities, including independent shops, cafés, schools, and parks. Residents benefit from excellent public transport links, nearby green spaces such as Victoria Park and Inverleith Park, and easy access to the Forth waterfront at Newhaven and Wardie Bay.

Trinity is particularly popular with families and professionals due to its highly regarded schools, quiet residential character, and convenient access to Edinburgh's city centre. The neighbourhood combines historic charm with modern amenities, making it one of the city's most desirable places to live.

Get in touch

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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.