

# 5A/2 Starbank Road

EDINBURGH, EH5 3BW



*GENEROUSLY PROPORTIONED TWO  
BEDROOM LOWER GROUND FLAT IN TRINITY/  
NEWHAVEN AREA OF EDINBURGH*



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McEwan Fraser Legal is delighted to present this generously proportioned two-bedroom lower ground flat in Edinburgh's popular area of Trinity/ Newhaven, nicely positioned with excellent local amenities and transport connections.

Inside, the property comprises a spacious living area which is bright and spacious and offers various possibilities for furniture arrangements.







There is a fully equipped kitchen with gas hob, fan oven, washing machine and fridge freezer, with ample space for dining. The kitchen is flooded with natural light due to direct access to the landscaped, communal rear grounds.





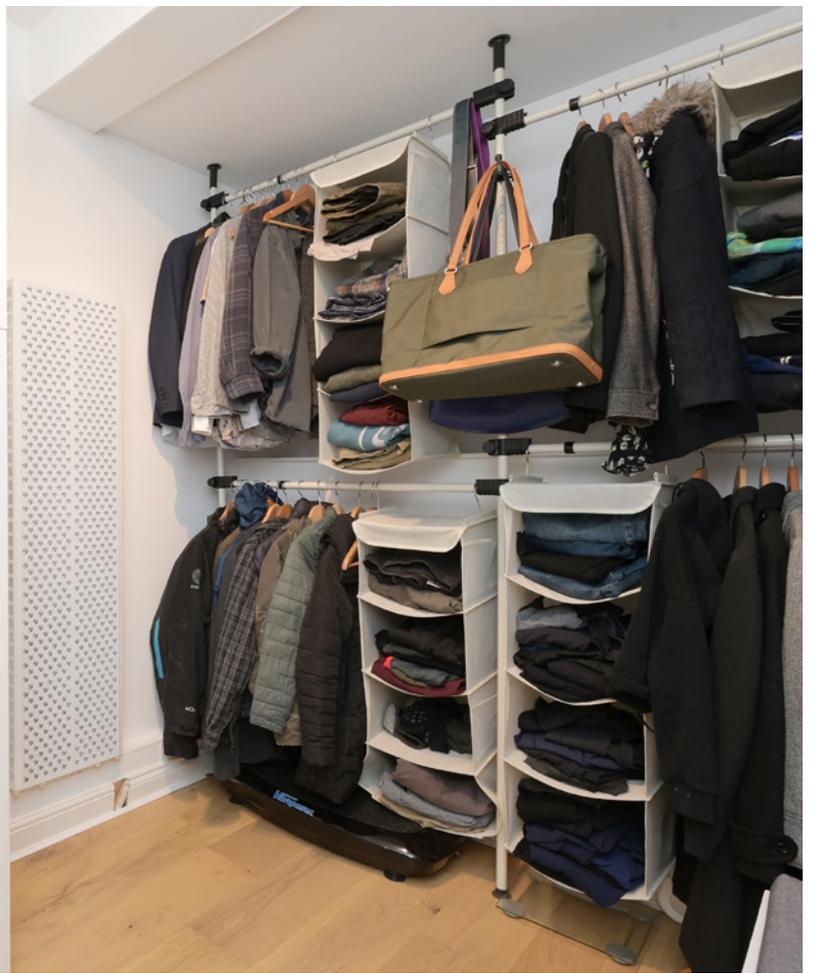
The flat boasts two double bedrooms and a family bathroom fitted with a three-piece bathroom suite and a shower over the bath.



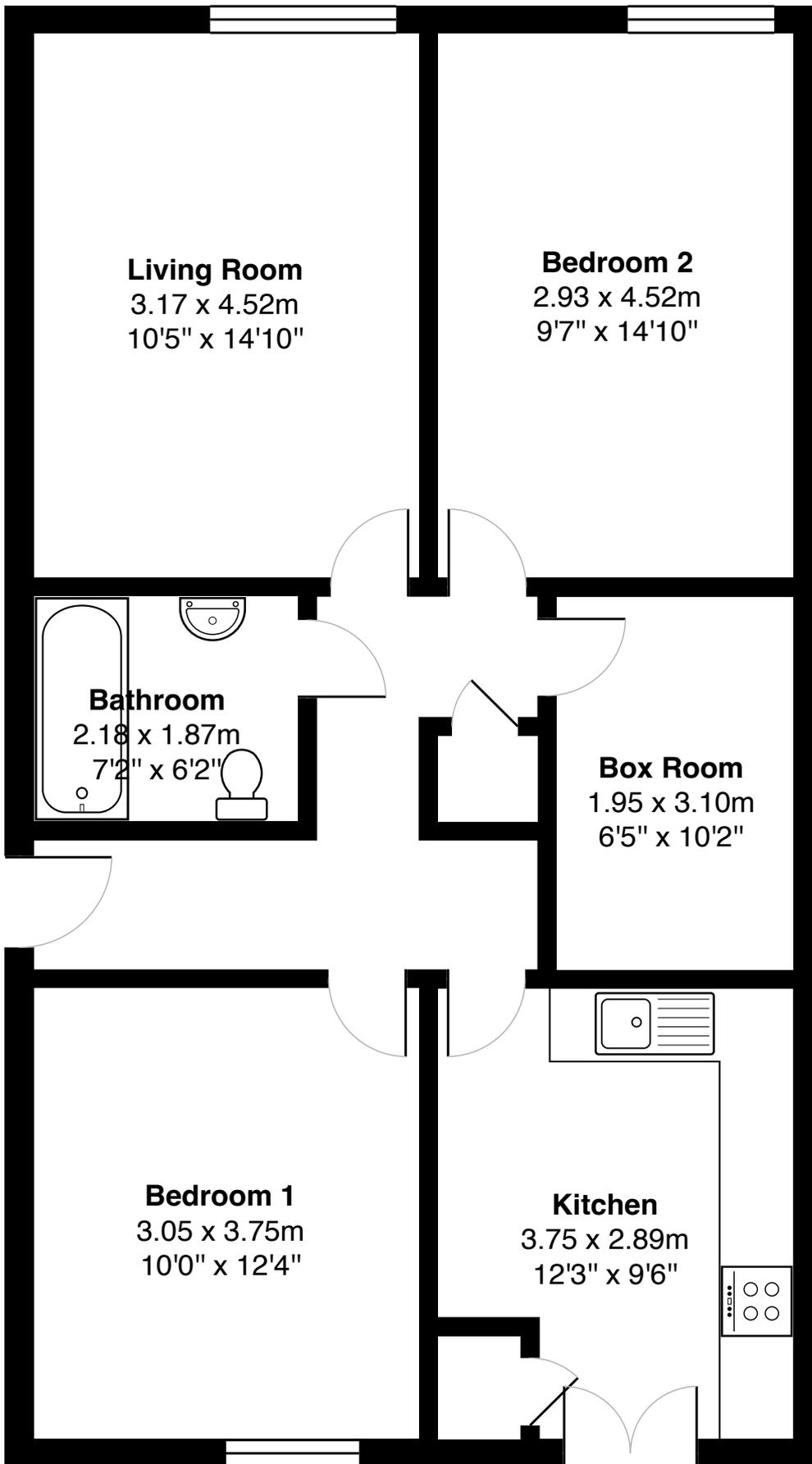


**Bedroom 2**





**BOX ROOM**



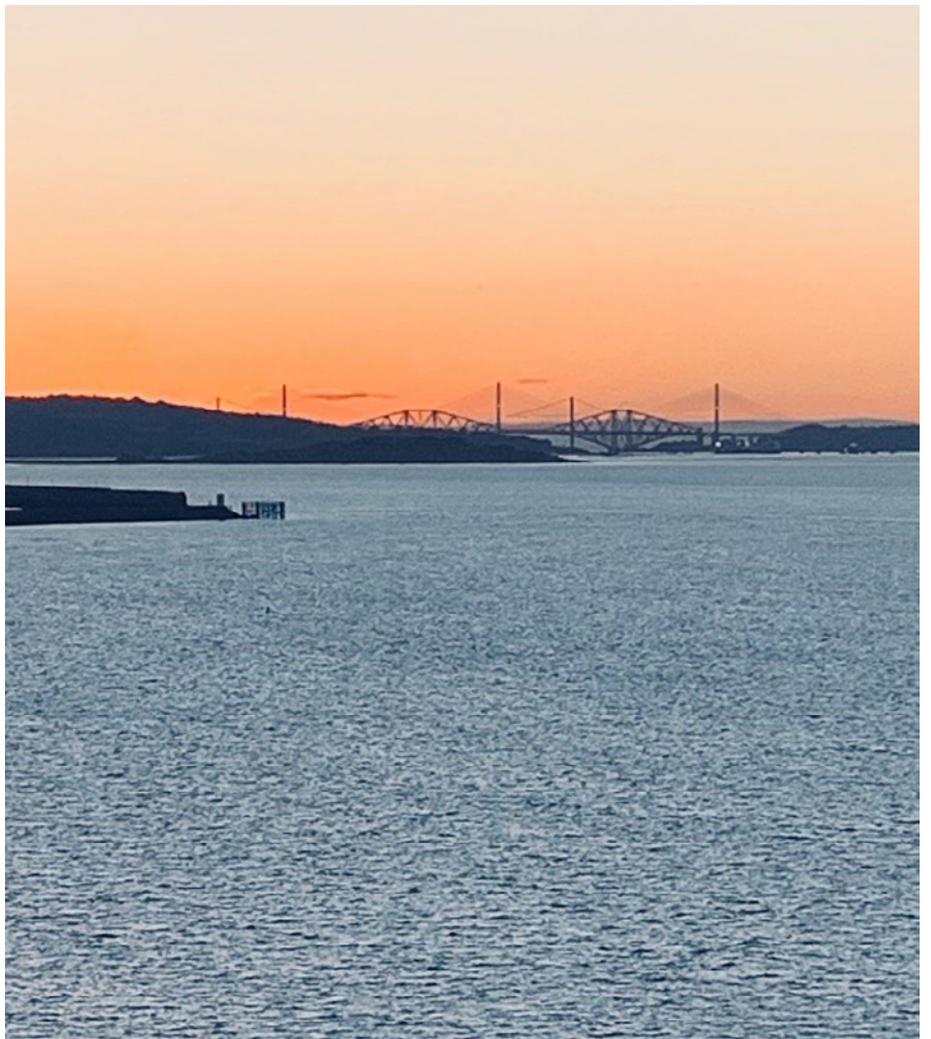
Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>

EPC Rating: C



In addition to this, the property has a box room, communal garden grounds, gas central heating and free on-street parking for residents and visitors alike.







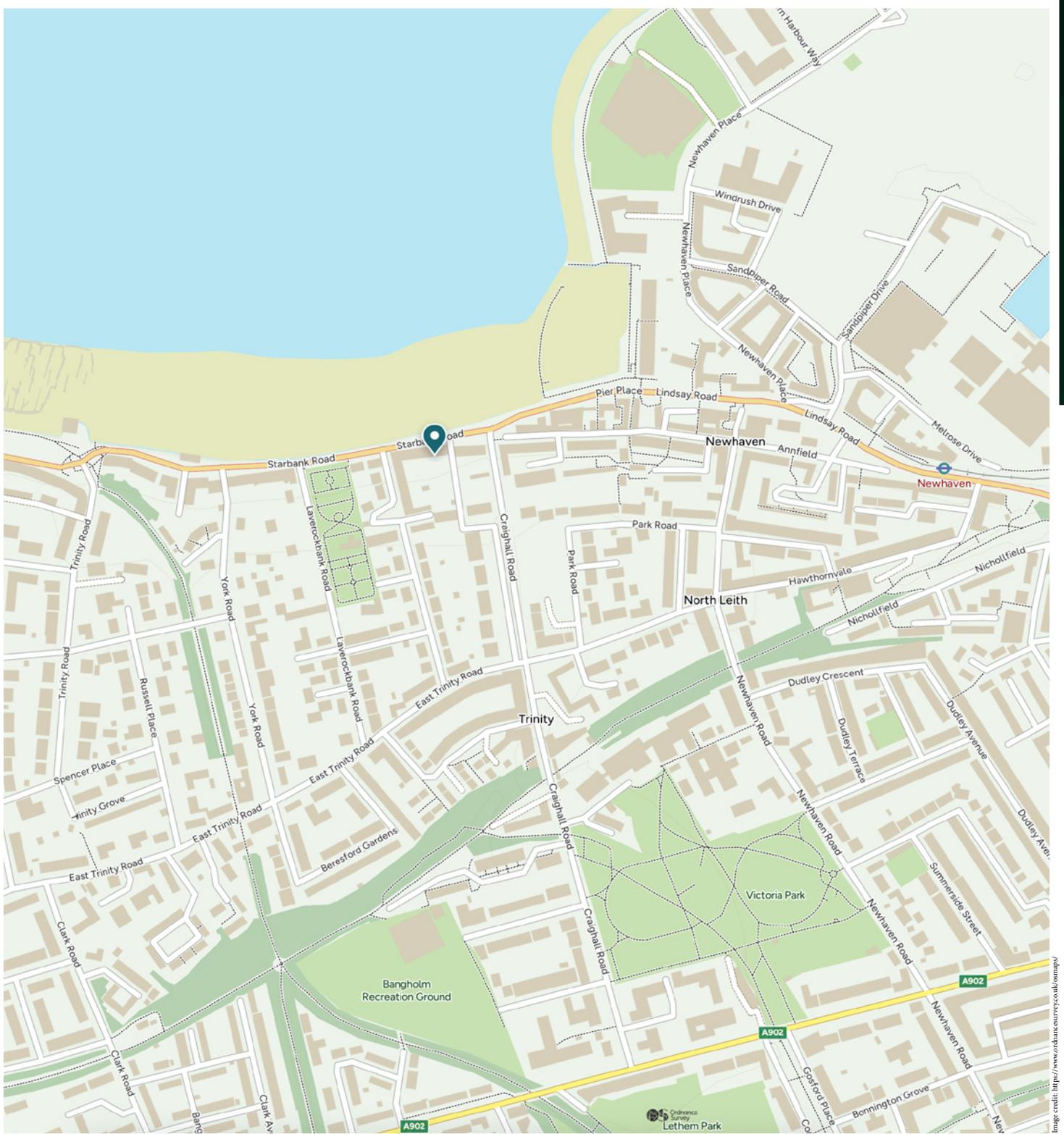
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This two-bedroom lower ground flat in Edinburgh's popular area of Trinity/Newhaven, offers a delightful coastal retreat close to the vibrant city. With its integration into the Edinburgh tram network, Newhaven provides convenient transportation with frequent services to the city centre and airport. Additionally, regular bus services connect Newhaven to the surrounding areas and the bustling city centre.

Lighthouse Park awaits at the end of the harbour, treating visitors to breath-taking views of the Forth. David Lloyds gym is also a short stroll walk away enjoying both indoor and outdoor swimming pools and tennis courts.

A short journey away, Leith waterfront provides a host of café's galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Great Junction Street provides more extensive facilities including the usual banking, building society and post office services. If this isn't enough there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate for a vast variety of shopping needs.

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# McEwan Fraser Legal

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