



70 Trafalgar Lane, Edinburgh, EH6 4DQ  
*Spacious three-bedroom townhouse with balcony and private allocated parking*

URQUHARTS  
EDINBURGH



## DESCRIPTION

70 Trafalgar Lane is a spacious three-bedroom townhouse with balcony and private allocated parking quietly situated in the popular Leith area, neighbouring Trinity and Bonnington. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property now requires full renovation throughout offering fantastic potential.

Entrance hall; double bedroom three; shower room and WC. On the first floor, spacious open plan living room / kitchen / dining room; fitted kitchen with wall & base units. On the second floor, two good-sized double bedrooms, one with direct access to a private balcony; and a bathroom.

## ACCOMMODATION

Ground floor: Entrance Hall. Double bedroom. Shower room and WC.

First Floor: Sitting room / dining room / kitchen.

Second Floor: Two double bedrooms (one with balcony). Bathroom.

Gas central heating. Double glazing. Private allocated parking space within a shared car port.

## LOCATION

Trafalgar Lane is situated in the popular residential area of Leith and neighbouring Trinity and Bonnington, approximately

2 miles north-west of the city centre. Local shops cater for everyday needs with more extensive shopping at the Ocean Terminal Leisure Complex with restaurants, cafés, high street shops, an M&S Food Hall, and a multi-screen cinema. There is also a large 24hr Asda supermarket within driving distance at nearby Newhaven, as well as a David Lloyd Gym and Newhaven harbour, which boasts stunning views onto the Firth of Forth and beyond. Nearby Victoria Park has bowling and tennis courts, and Lomond Park is a private park open to residents by paying a small annual subscription. The Royal Botanic Gardens and Inverleith Park are also within close vicinity. The Shore, also nearby, is a fashionable district recognised for its unique, historic setting on the Water of Leith. This vibrant area has seen a program of extensive regeneration of historic dockside properties and converted warehouses and is well served by recreational and leisure facilities including wine bars, cafés, delis, and first-class restaurants. The National Cycle Path provides excellent commuter access across Edinburgh and the countryside via Routes 1 and 75, including links to The Water of Leith Walkway. Nearby bus services run to the city centre and beyond and there is easy access to the nearby A902 Ferry Road which provides links to the City Bypass and major motorway networks. Well-renowned Trinity Primary and Trinity Academy are the catchment schools, with private schools nearby, including The Edinburgh Academy, Erskine Stewart's Melville Schools, and Fettes College.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, and appliances. Please note the property is being sold as seen and no warranties are being given as to the working condition of any systems or appliances. It will be for the purchaser to satisfy themselves on such matters and the condition of the property generally.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

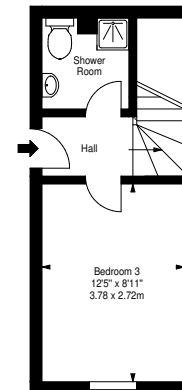
The property has an Energy Rating Category C



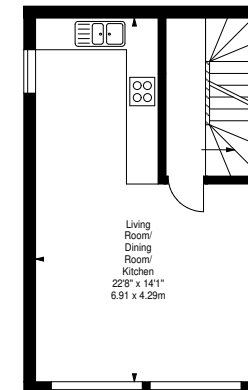
70 Trafalgar Lane,  
Edinburgh,  
Midlothian, EH6 4DQ



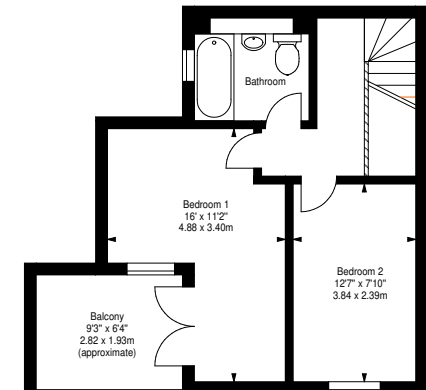
Approx. Gross Internal Area  
898 Sq Ft - 83.42 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor



Second Floor

## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).