



4/7

4/7 Thorn treeside,
Edinburgh
EH6 8FF

FOR SALE

A TRULY DELIGHTFUL SECOND FLOOR MODERN APARTMENT COMMANDING A QUIET AND PRIVATE ASPECT OVERLOOKING MATURE GARDENS AND LIGHT PARKLAND, WITHIN A QUIET AND ESTABLISHED CUL-DE-SAC AND FASHIONABLE CITY CENTRE LOCATION.

Features.

- 🏠 Welcoming Hall
- 🚪 Dual aspect Living/Dining room with patio doors to private balcony
- 🍳 Open plan modern fitted kitchen
- 🔑 Utility cupboard
- 🛏 Master Bedroom
- 🛀 En-suite family bathroom
- 🛏 Second double bedroom
- 🛀 Luxury family shower room
- 🔥 Combination gas fired central heating
- 💎 Double glazed
- 📦 Generous storage
- 🚗 Lift
- 🚗 Residents car park with two parking permits
- 🚲 Bike store
- 🌿 Mutual gardens
- 🔑 Factor



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Property Summary.

A delightful, spacious and bright second floor modern apartment, which boasts a particularly private and quiet aspect, within an established residential development and cul-de-sac.

The property offers bright, well-proportioned accommodation throughout. The delightful dual-aspect living/dining room is flooded with natural light and features patio doors opening onto a generous private balcony overlooking mature landscaped gardens and attractive parkland. The adjoining open-plan kitchen is thoughtfully designed and comes complete with integrated appliances, creating an ideal space for both everyday living and entertaining.

The dual-aspect principal bedroom benefits from generous built-in wardrobes and a stylish en-suite bathroom. A well-proportioned second double bedroom also features mirrored fitted wardrobes, while a contemporary family shower room completes the accommodation.

Comfort and efficiency are ensured by gas-fired combination central heating and double glazing throughout.

Additional features include lift access, a separate staircase, and a secure entry-phone system serving the communal areas. The development is professionally managed by Trinity Factors, ensuring the communal grounds and shared facilities are maintained to a high standard.

The beautifully maintained communal gardens include a dedicated bike storage area, while residents benefit from private off-street parking. This apartment comes with two resident parking permits.



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Floor Plans.

For Illustrative purposes | Not to scale

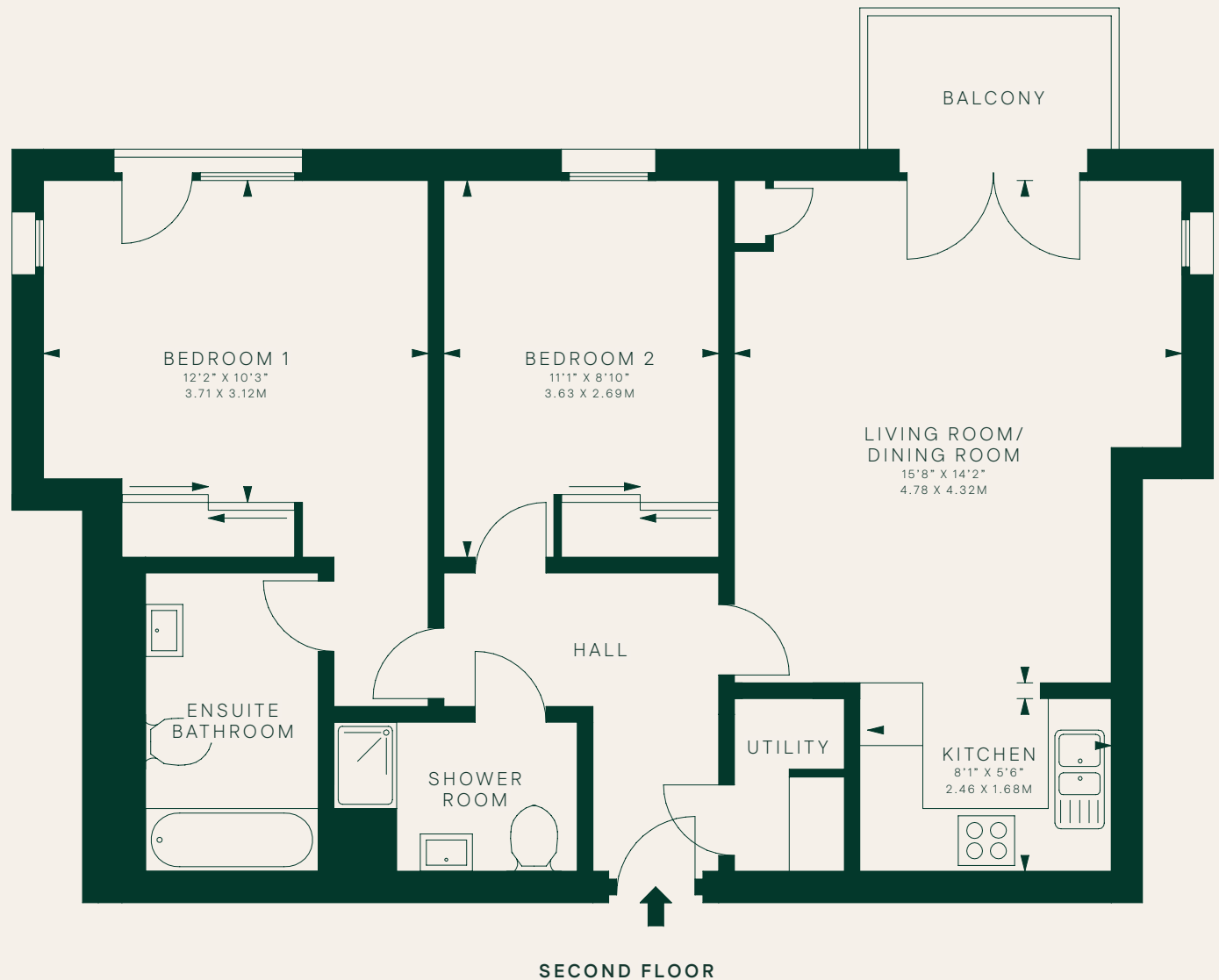
Approximate Gross internal Area: 731ft² / 67.91m²

COUNCIL TAX BAND | D

ENTRY | Negotiable

Extras.

All fitted carpets, light fittings, blinds, the hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine/tumble drier. (All appliances are sold as seen with no guarantee or warranty as to their working condition).



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Outdoor space.

The apartment features a generous private balcony accessed directly from the living room, offering an ideal space for relaxing or outdoor dining while enjoying views over the landscaped communal gardens. Residents also have access to attractive, well-maintained communal garden grounds.

Parking.

A private residents' car park is located to the front of the development. The property benefits from two resident parking permits, together with communal bike storage.

Factor Information.

The development is managed by Trinity Factors. The current annual service charge is approximately **£1,500**, which includes maintenance of the communal areas, landscaped grounds, lift servicing, and the communal buildings insurance.



Location.

Thorntreeside is an exclusive residential development set within a peaceful cul-de-sac just off Easter Road, one of Edinburgh's most vibrant and sought-after neighbourhoods. The property is ideally positioned for easy access to the city centre and an excellent selection of local shops, cafés, restaurants, and everyday amenities.

Excellent public transport links are available, with frequent bus services operating throughout the city. The Edinburgh Tram network is also within easy walking distance, providing convenient connections to Edinburgh Airport and destinations across the city.

Contact.

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

