



**lindsays**

25/6, East Trinity Road,  
Trinity, Edinburgh, EH5 3DL

*"An elegant top floor flat which retains fine original features and enjoys superb views"*

- Welcoming hall
- Elegant bay windowed sitting room
- Dining kitchen
- Two double bedrooms
- Useful boxroom
- Bathroom with white suite
- Gas central heating
- Sash and case style double glazing
- Balcony
- Unrestricted on street parking
- Communal garden to the rear

EPC Rate D

**OFFERS OVER £390,000**



## Description

An elegant top-floor flat within a handsome B-listed building, located in the sought-after area of Trinity. The spacious property enjoys superb views to the rear towards Arthur's Seat and Salisbury Crags, and to the front towards the Firth of Forth. This beautiful property retains fine original features and offers a lovely home. In brief, the accommodation comprises; welcoming hall with excellent storage and clothes pulley, bay windowed sitting room with original fireplace, built-in bookcase and ornate corning, dining kitchen with hand-built kitchen units and utility area, twin-windowed master bedroom with original fireplace and balcony off, second double bedroom with sink and storage unit, useful boxroom/home office and bathroom. The property has gas central heating and double glazed sash and case windows. Available by separate negotiation: mirrors, wardrobe, white goods and butcher's block.

## Area

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 hostleries 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.

## Viewing

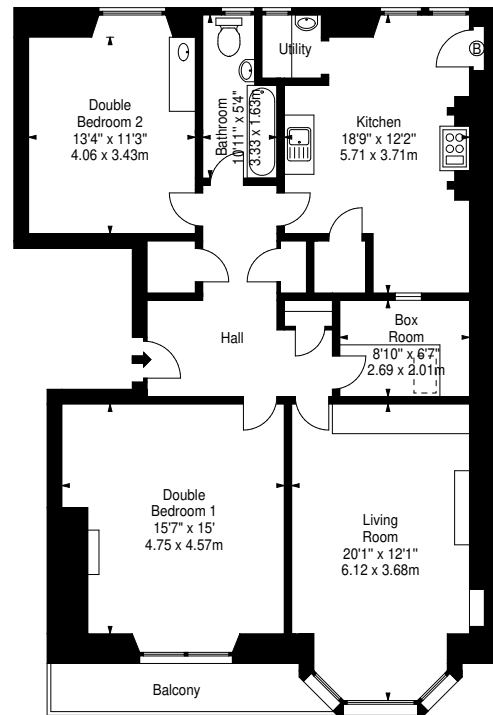
By appointment contact Lindsays 0131 229 4040



East Trinity Road,  
Edinburgh,  
Midlothian, EH5 3DL



Approx. Gross Internal Area  
1135 Sq Ft - 105.44 Sq M  
For identification only. Not to scale.  
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Third Floor

T: 0131 229 4040 E: [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.