



5 (1F) Madeira Place  
TRINITY | EDINBURGH | EH6 4AW

  
**warners**  
solicitors & estate agents



## 5 (1F) Madeira Place

TRINITY | EDINBURGH | EH6 4AW

Rarely available five bed Victorian double upper villa with superbly proportioned accommodation retaining lovely period features, a most charming walled garden and a tranquil setting in a pleasant street in a much sought after area.

Viewing is a must to appreciate the many great features within this superb C-listed property. Generously proportioned and exceptionally flexible accommodation is much enhanced by fine mid 19th century finishes, particularly in the large south-facing living room. Here you'll find a grand marble mantelpiece with multi-fuel stove, sanded flooring, stripped wood working window shutters and fine examples of decorative cornicework. The dining/family room has a mantelpiece and is part open to a well fitted kitchen offering a good range of storage including below the built-in window seat, plus granite worktops and island unit. The main double bedroom has access to a useful room with a window, which could be used a dressing room, nursery or home office. There are four further double sized bedrooms, a shower-room serving the first floor accommodation and an upstairs bathroom with a vintage style claw foot bath. A fabulous private garden to the rear, enclosed by a stone wall for privacy, has a stretch of lawn flanked by beautifully stocked borders leading to a tucked away patio with built-in stone seating, ideal for outdoor relaxation.

- Hallway with large cupboard
- Living room
- Fitted kitchen part open to
- Dining/family room
- Five double bedrooms
- Nursery/dressing room/study off main bedroom
- Shower room and bathroom
- Gas central heating
- Eaves storage
- Shared entrance to private stair
- Good sized private walled garden to rear
- Unrestricted on-street parking

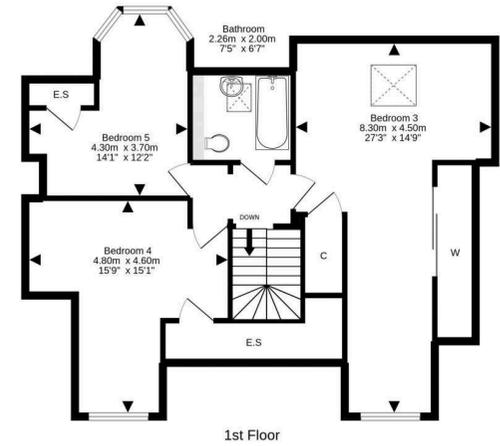
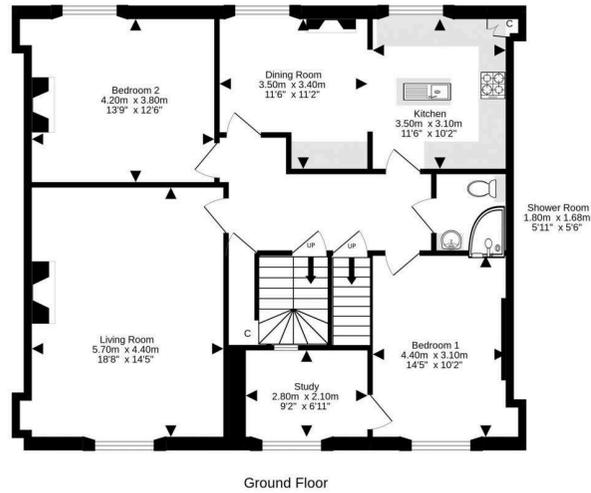
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Included in the sale will be the fridge freezer, washing machine and curtains in bedrooms 3/4. Other items available for separate negotiation. Please be advised that the stone sculpture in the house and garden will be removed including both bird baths. EPC rating D.

The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides major stores, a multi-screen cinema and a Marks and Spencer's food hall whilst a 24 hour Asda supermarket is within neighbouring Newhaven. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2022

