



4 Roseville Gardens,
Trinity, Edinburgh, EH5 3DF

CALL US ON 0131 447 4747

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Viewing Arrangements: By appointment, please telephone solicitors on 0131 447 4747

- Entrance vestibule.
- Stairs leading to reception hall.
- Good sized living room with box bay window.
- Kitchen with appliances & larder storage cupboard.
- Generously proportioned double bedroom with box bay window fitted storage.
- Bedroom two with storage.
- Access to attic rooms.
- Modern fitted shower room.
- Gas central heating.
- Double glazing.
- Well maintained & generous sized garden to side.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A rarely available upper villa situated within a quiet cul-de-sac location in the prestigious Trinity District of the City. The property is perfectly positioned for access into Edinburgh City Centre and a range of local amenities. Though in need of some modernisation and redecoration the property offers excellent potential to any purchaser and the property boasts a generous garden to the side of the property. The accommodation comprises.

LOCATION

The highly desirable Trinity district is approximately three miles from the city centre and is served by pleasant green areas including Starbank Park and Victoria Park and the Trinity Path, connecting to the Water of Leith Walkway and many pleasant walking and cycling routes along with delightful scenic walks to the Forth waterfront and the cosmopolitan Shore area. There are many local amenities including Newhaven Harbour and its restaurants, cafes and fishmonger, artisan coffee shops, postal facilities, Sainsbury's and a 24hr ASDA, all within easy walking distance. The area offers a wealth of activities for those who enjoy an active lifestyle including sailing at the Royal Forth Yacht Club, kayaking / paddleboarding, wild swimming, tennis courts, a David Lloyd Leisure Centre with a heated outdoor pool, and an indoor climbing centre. Ocean Terminal provides extensive retail facilities as well as a multi-screen cinema complex and a gym. Schools in the area are highly regarded from nursery to senior levels including Trinity Academy and Victoria Primary. Regular bus services run to the City Centre and beyond. The Edinburgh Tram terminus is within walking distance providing swift access to the city and airport. By car, there is easy access to the city bypass and all major motorways.

**COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES**

**E.
APPROXIMATELY 2.5 MILES TO EDINBURGH WAVERLEY STATION.
APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.
WITHIN 300 METRES.**

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE, THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS, HEATING OR ELECTRICAL SYSTEMS.

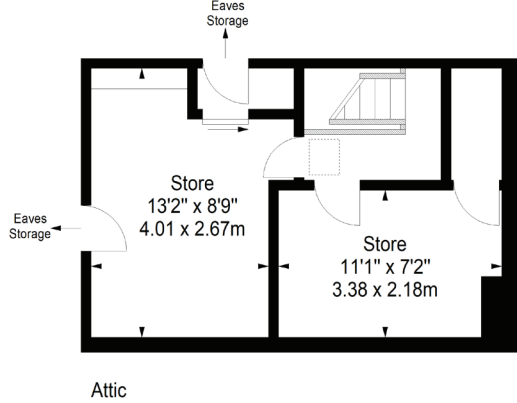
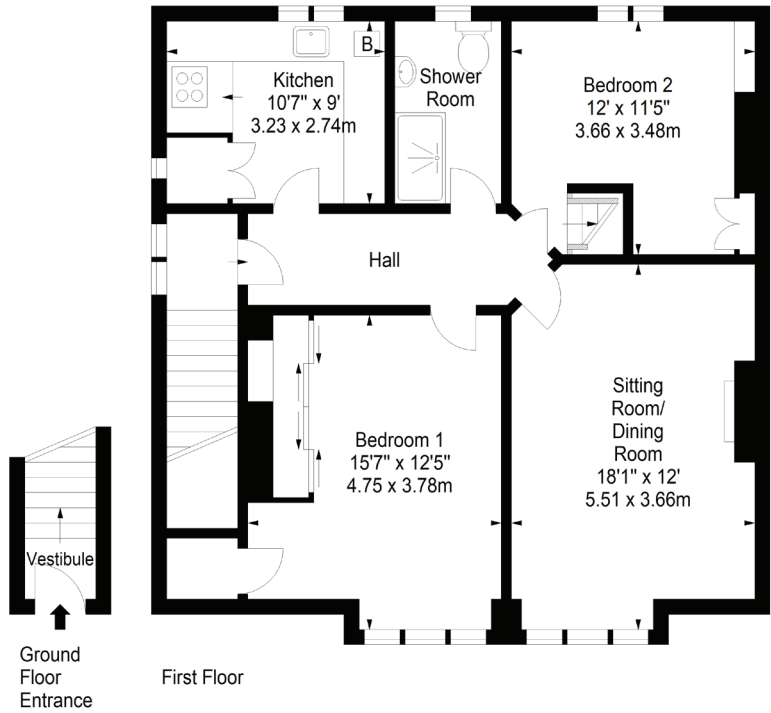




**Roseville Gardens,
Edinburgh,
Midlothian, EH5 3DF**



Approx. Gross Internal Area
1141 Sq Ft - 106.00 Sq M
For identification only. Not to scale.
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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.