



GARDEN STIRLING BURNET

# 5 STIRLING ROAD

Trinity | Edinburgh | EH5 3HZ





## WE ARE GARDEN STIRLING BURNET

Whether you're buying or selling a property, looking for legal advice, we've got the breadth of knowledge and experience you're looking for.

We have offices in Edinburgh, Dunbar, Tranent, Haddington and North Berwick and a warm welcome is always guaranteed.

We offer residential conveyancing services and commercial. We can also assist with wills, power of attorney, executries and trusts. No matter what's going on in your life, GSB Solicitors will always be on hand to help you through.

[www.gsbproperties.co.uk](http://www.gsbproperties.co.uk)

[propertysales@gsbproperties.co.uk](mailto:propertysales@gsbproperties.co.uk)

01620 825368

# CONTENTS

- 04 5 STIRLING ROAD**  
This handsome, Victorian semi-detached house in Trinity offers four bedrooms and multiple reception areas
- 08 FLOORPLAN**
- 11 THE ENTRANCE**  
A fitting introduction to a characterful home
- 12 THE RECEPTION ROOMS**  
Three well-proportioned and flexible living spaces
- 18 A BRIGHT & AIRY KITCHEN**  
The kitchen is fitted with a wide range of wall and base cabinets, ample workspace, and splashback tiling
- 22 TRANQUIL SLEEPING AREAS**  
Four well-proportioned bedrooms
- 26 TWO WASHROOMS**  
There is a washroom on each floor of the house
- 29 GARDENS AND PARKING**  
Low-maintenance and private parking
- 31 TRINITY**  
Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area



Welcome to 5 Stirling Road

# A SEMI-DETACHED VICTORIAN HOUSE IN TRINITY



**T**his handsome, Victorian semi-detached house in Trinity offers four bedrooms, multiple reception areas, a kitchen, and two bathrooms, all filled with beautiful period features, plus leafy, low-maintenance gardens with an outbuilding, and a private driveway.

## GENERAL FEATURES

- Victorian semi-detached house in desirable Trinity
- Situated in the Trinity conservation area
- Filled with beautiful period features
- Excellent potential for modernisation and upgrades

## ACCOMODATION FEATURES

- Entrance vestibule and reception hall with storage
- East-facing, bay-fronted drawing room
- Spacious and versatile dining room
- Living room overlooking rear garden
- Airy kitchen with garden access
- Principal bedroom with a wealth of fitted storage
- Two further double bedrooms
- Well-proportioned fourth bedroom/home office
- Bright, three-piece ground-floor bathroom
- Separate four-piece first-floor bathroom
- Attic space with excellent potential
- Gas central heating system
- Traditional sash-and-case windows

## EXTERNAL FEATURES

- Low-maintenance front and rear gardens
- Detached outbuilding with potential development (STPP)
- Private, multi-car side driveway with gates

Situated in desirable Trinity, within the Trinity conservation area, this Victorian semi-detached house would be perfect for families and offers four bedrooms, multiple reception rooms, a kitchen, and two bathrooms. The home is filled with a wealth of beautiful period features and has evidently been a much-loved home over the years, and it now offers an exciting opportunity for modernisation, giving the new owner a blank canvas to put their

own stamp on. The immediate area is home to good everyday essentials and a wealth of green space, with the regenerated waterfront also nearby. The catchment primary and secondary schools are both within easy walking distance of the home, with the city's varied independent options also easily accessible, with the house also benefiting from easy access to excellent transport links, and it lies just two miles from the very heart of the capital.



5 Stirling Road



## PROPERTY NAME

5 Stirling Road

## LOCATION

Trinity, Edinburgh, EH5 3HZ

## APPROXIMATE TOTAL AREA:

276.3 sq. metres (2974.2 sq. feet)

### KEY

●  
GROUND-FLOOR

●  
FIRST-FLOOR

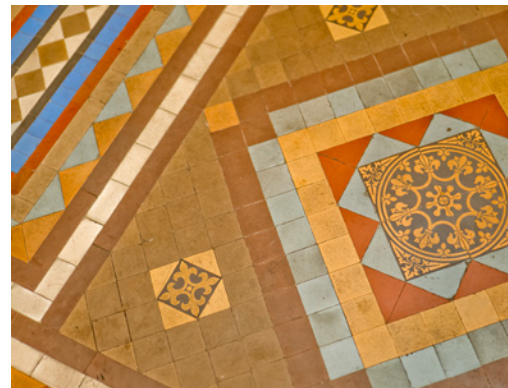
●  
EXTERNALS



The floorplan is for illustrative purposes.  
All sizes are approximate.



## A fitting introduction to a **CHARACTERFUL HOME**



An entrance vestibule with lovely original floor tiles welcomes you into the home and leads through to an airy reception hall with two useful built-in storage cupboards.



Filled with  
**BEAUTIFUL  
PERIOD FEATURES**



The impressive drawing room occupies a generous footprint, which allows for endless configurations of furniture, and is fronted by a large east-facing bay window with a traditional panelled surround, capturing morning light and leafy front garden views. The room is also filled with period charm, with beautifully detailed cornicing and a ceiling rose.

NB: Some images have computer generated furniture and renovation to show possible layouts. The photos of the rooms are actual images.







The dining room neighbours the living room and has a west-facing window overlooking the rear garden. It is a well-proportioned, ideal space for sit-down family meals and entertaining with guests – perfect for those who enjoy hosting dinner parties! The final reception room, a family room, represents a flexible space that could lend itself to a variety of uses to suit the new owner.

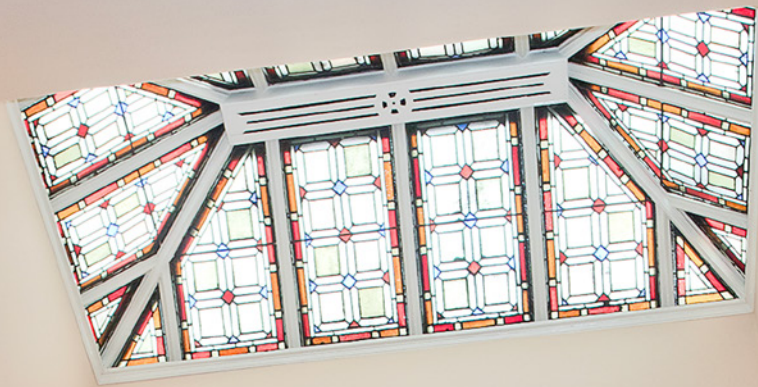
# A BRIGHT & AIRY KITCHEN

with excellent potential



The kitchen is conveniently connected to the dining room and is fitted with a wide range of wall and base cabinets, ample workspace, and splashback tiling. A selection of integrated appliances comprises a double oven, a microwave, a gas hob, an extractor hood, a dishwasher, a fridge, a freezer, and a washing machine. The kitchen also has a large built-in storage cupboard and an external door to the garden.





# STUNNING CUPOLA SKYLIGHT

with beautiful stained-glass windows





# TRANQUIL SLEEPING AREAS

for a peaceful night's rest





# PRINCIPAL BEDROOM

with a wealth of fitted storage

The house offers four well-proportioned bedrooms, all approached via a staircase and landing with a stunning cupola skylight with beautiful stained-glass windows. The large principal bedroom has a wealth of fitted storage and a similar east-facing bay window to the living room, whilst also featuring exquisitely detailed corning

and a ceiling rose. The fourth bedroom could be utilised as a home office, ideal for those requiring a quiet space to work or study from home and highlighting the home's versatility. The property also has an attic space, offering potential for future development, subject to the correct permissions.



## TWO WASHROOMS

perfect for families

There is a washroom on each floor of the house – a three-piece bathroom on the ground floor and a four-piece bathroom on the first floor. The ground-floor bathroom comprises a bath with a shower attachment, a basin set into vanity storage, and a WC. The first-floor bathroom comes complete with a bathtub, a separate shower enclosure, and a WC-suite.

The home is kept warm by a gas central heating system.





## LOVELY LEAFY

low-maintenance outdoor space



The home is flanked by private gardens to the front and rear, with the former enjoying leafy trees and shrubs, and the latter predominantly paved for easy upkeep, whilst also enjoying a wealth of mature trees, shrubbery, and planting. The rear garden also has a generous outbuilding with excellent potential for development into liveable space (subject to the correct permissions), offering various options for the new owner.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances, and a freestanding fridge/freezer and double freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



# TRINITY

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area

Characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craigmile Retail Park, which hosts a range of high street retailers and supermarkets.



Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby.



Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city, with the Airlink offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.





# GARDEN STIRLING BURNET

————— We Are East Lothian —————

## OFFERS TO:

22 Hardgate, Haddington EH41 3JS

Tel: 01620 825 368

Fax: 01620 824 671

DX540733 Haddington



## HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.