








Offers Over

**£525,000**

## 9 Beresford Place

Trinity | Edinburgh | EH5 3SL

A stunning and distinctive modern home, meticulously renovated and redesigned to provide state-of-the-art accommodation and an enviable lifestyle in the heart of the sought-after, leafy district of Trinity, to the North of Edinburgh city centre.

-  2 bedrooms
-  2 public rooms
-  2 bathrooms & Guest WC
-  Garage & Parking
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band - E



## Description

This truly exceptional end-of-terrace house provides the perfect retreat from the bustle of city life. Peacefully situated in a residential cul-de-sac and surrounded by mature trees, it offers a tranquil setting while remaining within easy walking distance of superb amenities and excellent transport links.

The ground floor is ideal for entertaining, featuring a well-designed open-plan layout that extends seamlessly through bifold doors to the landscaped garden beyond. Elegant parquet flooring runs throughout, adding warmth and character to the space. The Kitchens International kitchen combines style and functionality, boasting granite worktops, Siemens integrated appliances, a boiling water tap and a central island with a breakfast bar. A utility room with integrated washer/dryer and guest cloakroom/WC with Roca In-Wash smart toilet and electronic flush add further convenience.

On the first floor, the principal bedroom and en-suite offer a stylish and relaxing space, with a boutique hotel feel. French doors open onto a Juliette balcony, while the en-suite features twin sinks, a double-ended bath, and a WC. The generous second double bedroom is currently used as an impressive dressing room. A luxurious shower room, complete with a remote-controlled Velux window, completes the upper level. Additional benefits include modern aluminium-framed double glazing, a condensing combi gas central heating system with designer radiators, and ample built-in storage throughout.



## Extras

The integrated Siemens appliances including full height larder fridge and freezer, oven, convection/steam oven and microwave, coffee machine, warming drawer, induction hob and dishwasher are included along with the integrated washer/dryer in the utility room, all light fittings, window blinds and fitted floor coverings.

## Gardens and Garage

A standout feature of this home is the beautifully landscaped outdoor spaces, thoughtfully designed with ambient lighting and inviting seating areas. The enclosed front garden enjoys a south-westerly aspect, making it the perfect spot for an evening aperitif. It features an artificial lawn, pebble-chipped areas, mature trees and shrubs, as well as pathways and bench seating. The sheltered rear garden offers a sociable connection to the kitchen, ideal for barbecues and al fresco dining, with patio areas and raised beds creating a charming and practical outdoor retreat. A side gate leads to a dedicated storage area—perfect for bikes, bins, and garden equipment—which in turn provides access to the garage.

Conveniently positioned at the end of the row, adjacent to the house, the garage has been widened and benefits from a remote-controlled up-and-over door, power, and lighting, along with security lighting and a CCTV system included in the sale.

## Viewing

By appointment through Neilsons (0131 625 2222).





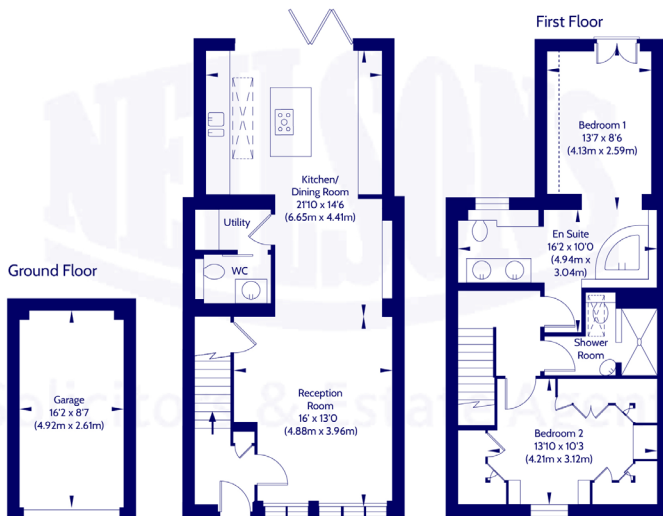
## Location

Trinity lies approximately three miles north of the City Centre and boasts charming streets and fantastic nearby green spaces including Victoria Park, the vibrant Starbank Park and the magnificent Royal Botanical Gardens. A great assortment of day to-day amenities can be found in the immediate vicinity including a Sainsburys, a hairdresser, and popular coffee roastery Mr Eion. Further amenities can be found in neighbouring Newhaven, which has a great selection of brunch spots, pubs, restaurants and a large 24 hour Asda. Ocean Terminal also provides a variety of retail facilities as well as a multiscreen cinema complex and gym. The property is well placed for the commuter with convenient busses to the city and easy access to Edinburgh's fantastic network of cycle paths. Frequent buses link the area to most parts of the city as well as a regular service to Edinburgh Airport in neighbouring Newhaven.





Approx. Gross Internal Floor Area 100.27 Sq M / 1079



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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