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Offers Over

£625,000

104 East Trinity Road

Trinity | Edinburgh | EH5 3PS

An exceptionally appealing and generously proportioned main door lower villa, benefiting from a gated private drive and forming part of a handsome period terrace in the capital's desirable Trinity area.

-  3 bedrooms
-  3 public rooms
-  2 bathrooms
-  Gated driveway
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- F



Description

Well suited to the growing family or downsizer the property is in excellent decorate order throughout and offers a spacious and highly flexible living within easy reach of the city centre and a host of superb local amenities.

The accommodation briefly comprises: welcoming hallway with sanded and varnished floorboards and a substantial built-in storage cupboard, comfortable south facing main reception room with bay window, coving to ceiling and attractive focal fireplace, versatile family room/additional living space with garden views and fireplace, beautifully designed Mozolowski and Murray garden room extension which acts as a wonderful heart of the house and offers a light filled dining/entertaining space with views of the garden and access to both the front and rear of the property, open plan to a well equipped kitchen with central skylight, which has been fitted with a variety of base and wall mounted units, coordinated wipe-clean worktops, splash tiling and an assortment of integrated appliances, generously sized principal bedroom with tasteful contemporary décor, near floor to ceiling dual aspect windows and modern en-suite shower room, second spacious double bedroom with a built-in cupboard and leafy garden views, a smaller double bedroom, and luxury family bathroom with stylish feature wall tiling, counter top basin with backlight mirror, WC, and bath with splash screen and multi-attachment shower.



Extras

All curtain poles, blinds, light fittings, fixed floor coverings, shelving, integrated appliances and the garden shed will be included.

Gardens and Parking

The front of the house features two well-kept lawned areas, bordered by a stone wall and peppered with evergreen trees and well stocked planted beds. A gated monobloc driveway provides secure off-street parking for multiple vehicles and the property can be accessed via double timber doors in the garden room extension. To the rear of the house is a peaceful mature garden comprising a substantial monobloc seating area, lawn, flowering bushes, shrubs and small trees.

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, 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. Newhaven Tram Station is within comfortable walking distance and provides frequent links to Leith, Murrayfield, Edinburgh Park and Edinburgh Airport.





Approx. Gross Internal Floor Area 158 Sq M / 1705 Sq Ft.



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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

