







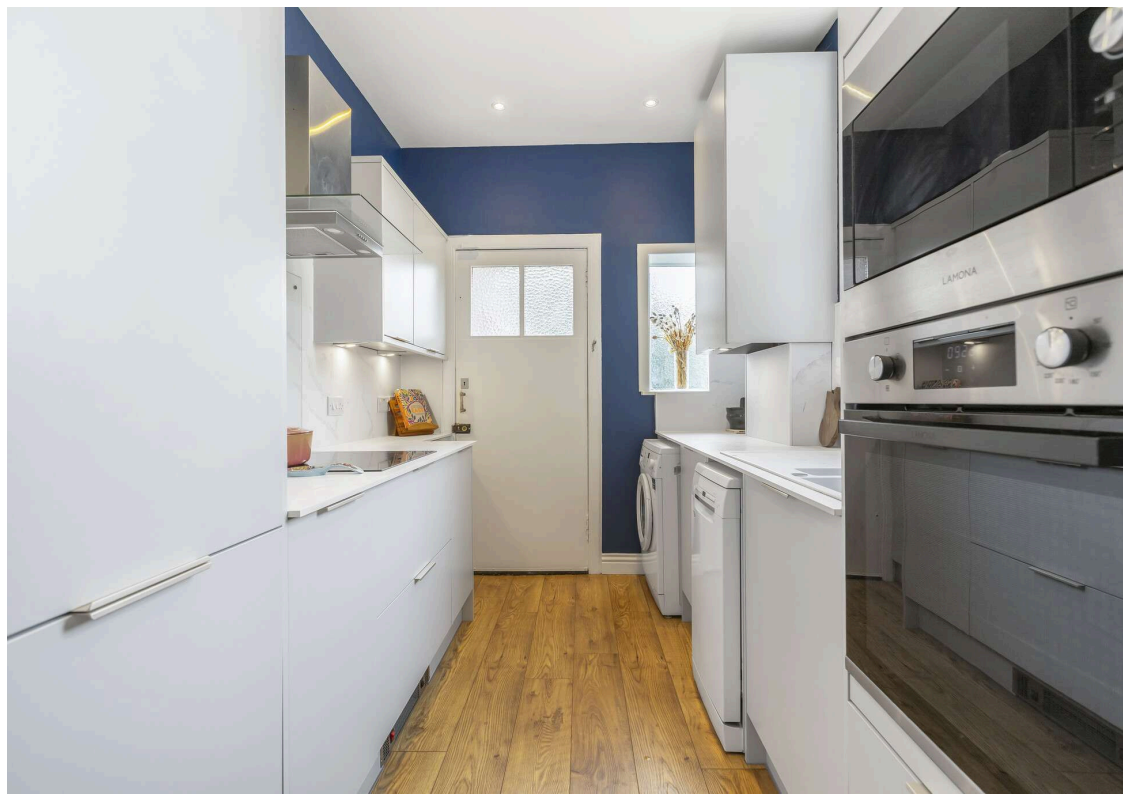
## Welcome

Welcome to East Trinity Road, this charming two bedroom, main door lower villa offers well-proportioned and flexible accommodation retaining many period features, ideal for modern day living, making this a superb home for professionals, small families or indeed those looking to downsize. The property further benefits from a beautiful south facing garden to the rear along with a private garden to the front, ample on street parking available. The property is ideally located on a quiet residential street within the sought after Trinity area of Edinburgh lying to the north of Edinburgh City Centre, close to many local amenities, reputable schooling and excellent transport links. Nearby Newhaven offers a good range of shopping, bars, restaurants and leisure facilities. This property has the potential to be reconfigured as a three bedroom villa, and is presented to the market in excellent order throughout, an early viewing is highly recommended.

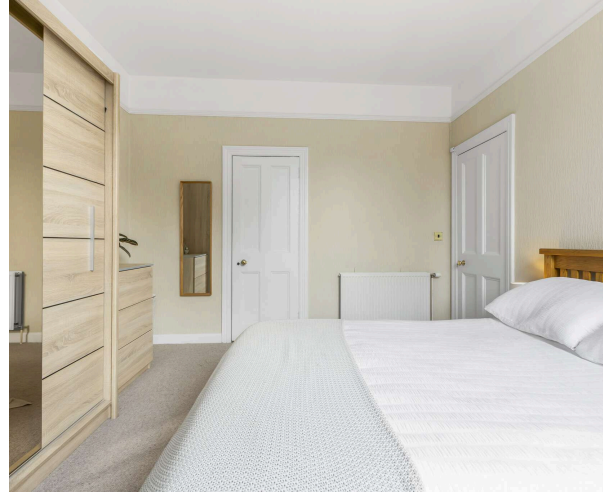
- Entrance vestibule.
- Welcoming hallway with a useful storage cupboard.
- Front facing living room, bay window and feature fireplace.
- Dining room set to the rear
- Fully fitted kitchen with integrated appliances, direct access to the rear garden.
- Two double bedrooms.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Draught proof sash and case windows.
- Beautiful private gardens to the front and to the rear.
- On street parking available.











## Trinity

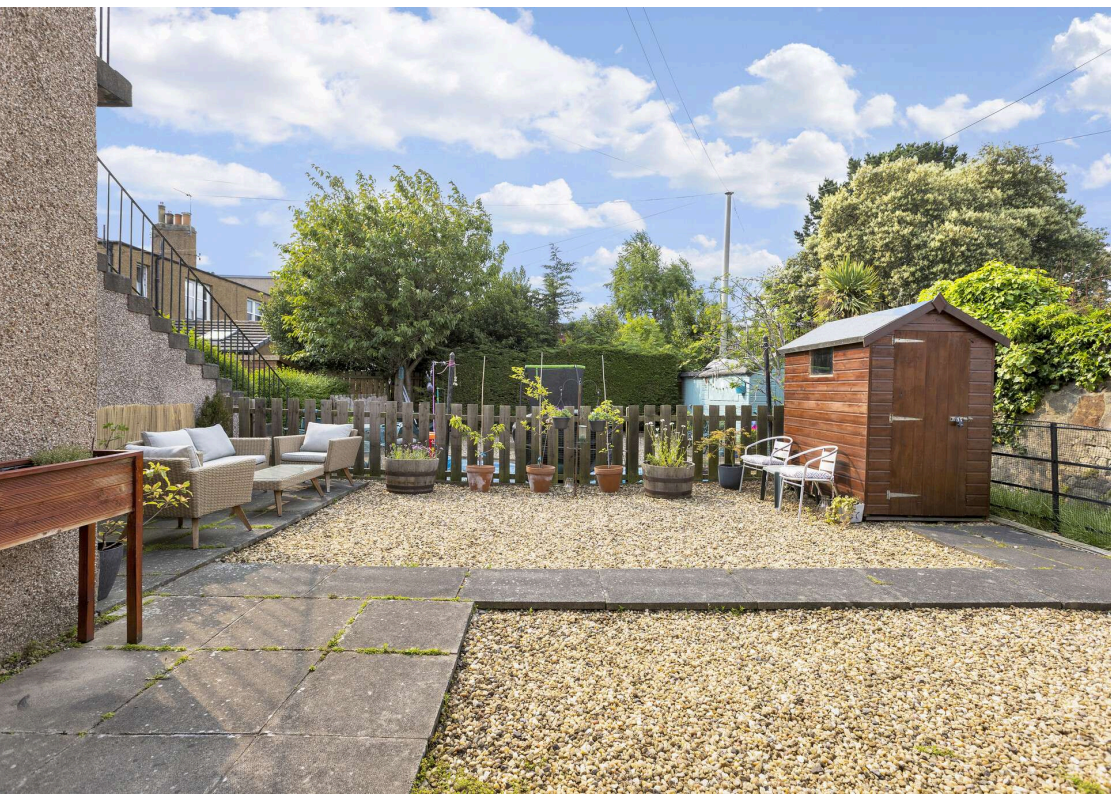
Situated to the north of Edinburgh's city centre, Trinity offers an enviable lifestyle with excellent connectivity. Frequent bus services and the new tram terminus at Newhaven provide swift and easy access to the city centre and beyond. The property is adjacent to Victoria Park, which offers outdoor sporting and leisure facilities for all ages, as well as access to the Edinburgh Cycle Network, ideal for cycling enthusiasts. Trinity's local amenities include Sainsbury's, Co-op, a Post Office, and Leith Library, while a 24-hour ASDA is conveniently located in nearby Newhaven. Entertainment options abound, with the Vue cinema complex at Ocean Terminal and the vibrant bars and restaurants of The Shore just a short distance away. The historic Newhaven Pier and its renowned gourmet fish restaurants are also within walking distance. Families will appreciate the area's excellent primary and secondary schools, both within easy walking distance. With its superb location, stunning interiors, and abundance of nearby amenities, this property offers an exceptional opportunity to secure a home in one of Edinburgh's most desirable neighbourhoods.

## Extras

Included in the sale are the integrated kitchen appliances, white goods, wardrobes in bedroom one, curtains and blinds where fitted and all fixtures & fittings.









# Get in touch

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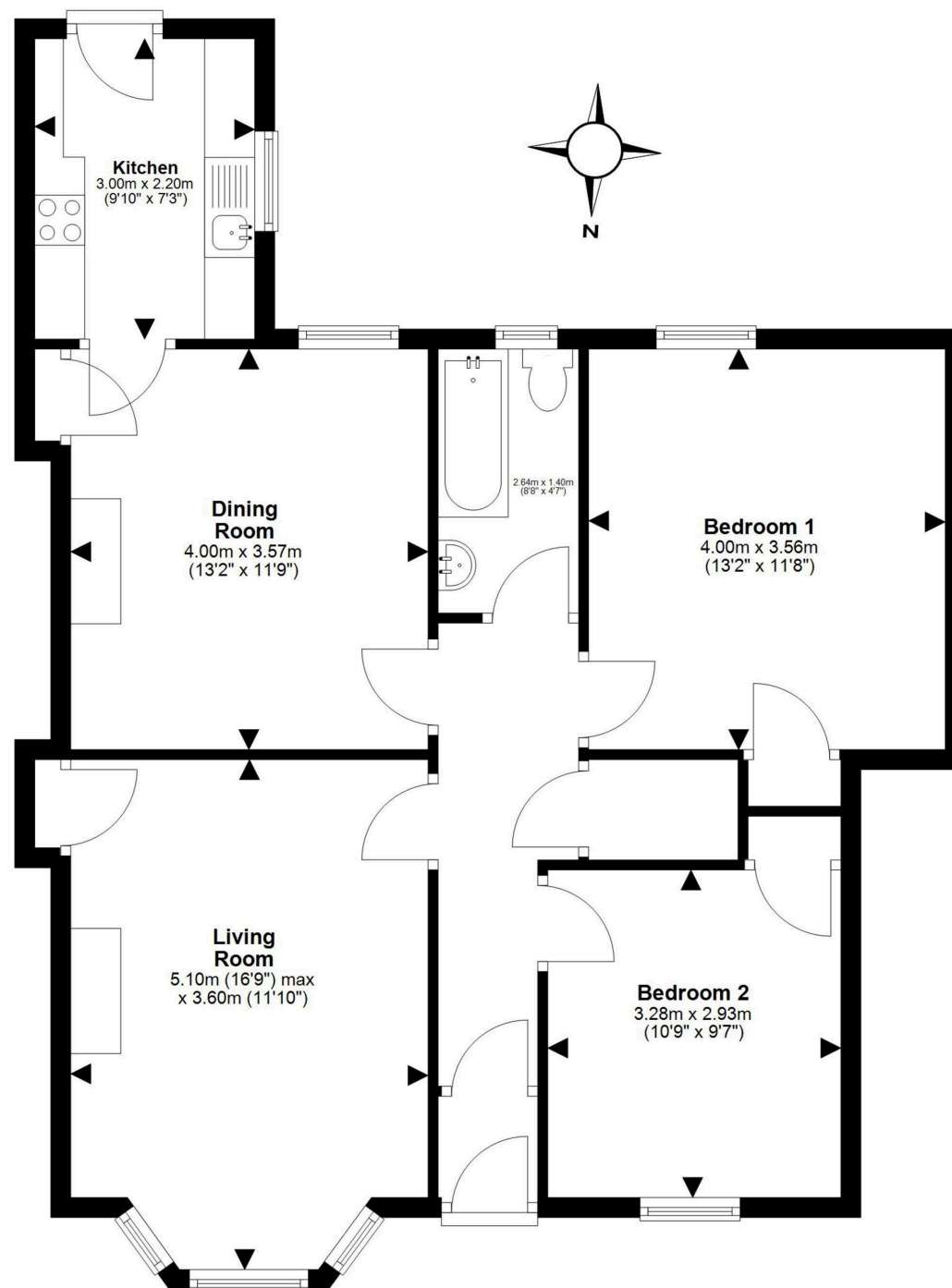
Bruntsfield Office:

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**CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the [Home Report](#).