



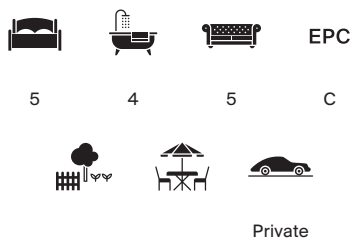
LAVEROCKBANK ROAD

Edinburgh, EH5



A UNIQUE MODERN HOME LOCATED IN TRINITY

Offering contemporary design and a prime position in one of Edinburgh's most sought-after neighbourhoods.



Local Authority: The City of Edinburgh Council
Council Tax band: G
Tenure: Freehold

Offers Over: £1,250,000



DESCRIPTION

An exceptional modern home set in the popular area of Trinity, Laverockbank Road is a truly unique, architecturally impressive property arranged over three expansive levels, offering over 3,000 sq ft of beautifully updated living space.

Recently refurbished by the current owners, this contemporary home blends striking design with everyday practicality. At its heart, the generous open-plan sitting room on the upper floor commanding attention with dramatic proportions and access to a large private balcony, perfect for entertaining or simply enjoying panoramic views towards the Firth of Forth.

On the ground floor the modern kitchen and dining area offer a perfect hub for family life. A versatile layout includes up to five double bedrooms, a study, a reading room, and several living and family spaces, ideal for both home working and family living.





The principal bedroom benefits from its own en suite shower room, while additional bathrooms and shower rooms are thoughtfully positioned throughout the home for convenience. The spacious first floor boasts a fantastic family room/studio with direct access to two decked terraces, seamlessly connecting indoor and outdoor living.

Outside, the property is complemented by a generous private garden, creating a tranquil green oasis in the city, ideal for relaxing or gardening. The plot potentially affords further development, subject to the relevant consents.

The property is further accessed via a private gate with parking for several vehicles.

This is a rare opportunity to acquire a bespoke, move-in-ready home in one of Edinburgh's most desirable neighbourhoods, within easy reach of excellent schools, parks, the waterfront, and the city centre.



LOCATION

Laverockbank Road lies within the sought-after Trinity district of Edinburgh, just two miles north of the city centre. This vibrant and well-established community offers a wealth of amenities, including active churches, tennis and bowling clubs, a private park, a diverse range of local shops, and several major supermarkets.

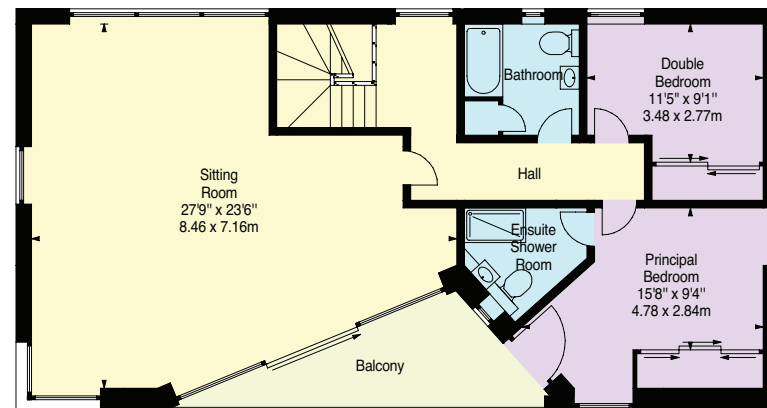
The area is especially well-regarded for its educational options, with a variety of nurseries and schools such as Wardie Primary and Trinity Academy nearby. Additionally, many of Edinburgh's top independent schools are within easy reach, including Edinburgh Academy, Fettes College, George Heriot's, Erskine Stewart's Melville Schools, and St George's School for Girls.

Excellent transport links make the area highly accessible, with regular local bus and tram services providing direct routes to the city centre and beyond. There is also an extensive cycle path network and convenient road access westwards to the City Bypass, Edinburgh Business Park, Edinburgh Airport, and the wider Central Scotland Motorway Network.

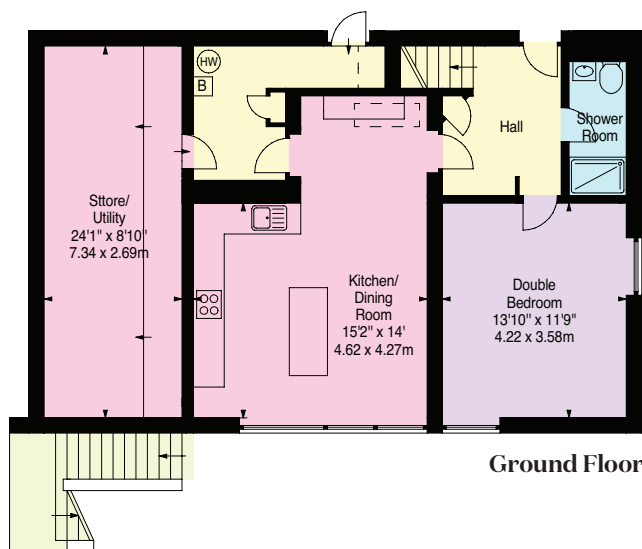
Nearby recreational amenities include sailing facilities at Granton and the David Lloyd Leisure Centre at Western Harbour. For outdoor enjoyment, the picturesque Starbank Park is located just opposite, and the popular Starbank Inn is situated at the bottom of the road.



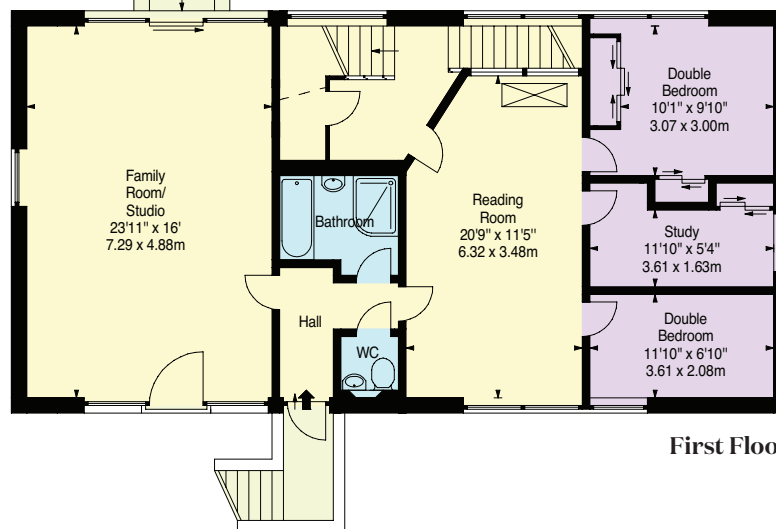
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Second Floor



Ground Floor



First Floor

Approximate Gross Internal Area
3195 Sq Ft - 296.82 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

I would be delighted
to tell you more.

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