



19 Stanley Road  
Trinity, Edinburgh, EH6 4SE



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# 19

## Stanley Road

Impressively spacious and rarely available Victorian semi-detached house set over 3 floors within the sought after Trinity area of Edinburgh.

- Semi detached Victorian house
- Flexible family accommodation
- Granny annex at basement level
- Gas central heating and double glazing
- Generous rear garden
- Lounge
- Sitting room
- Dining room
- 2 kitchens and utility room
- 6 bedrooms
- 2 bathrooms

Offers Over: £900,000

Home Report: £925,000

EPC Rating: D

Council Tax: G

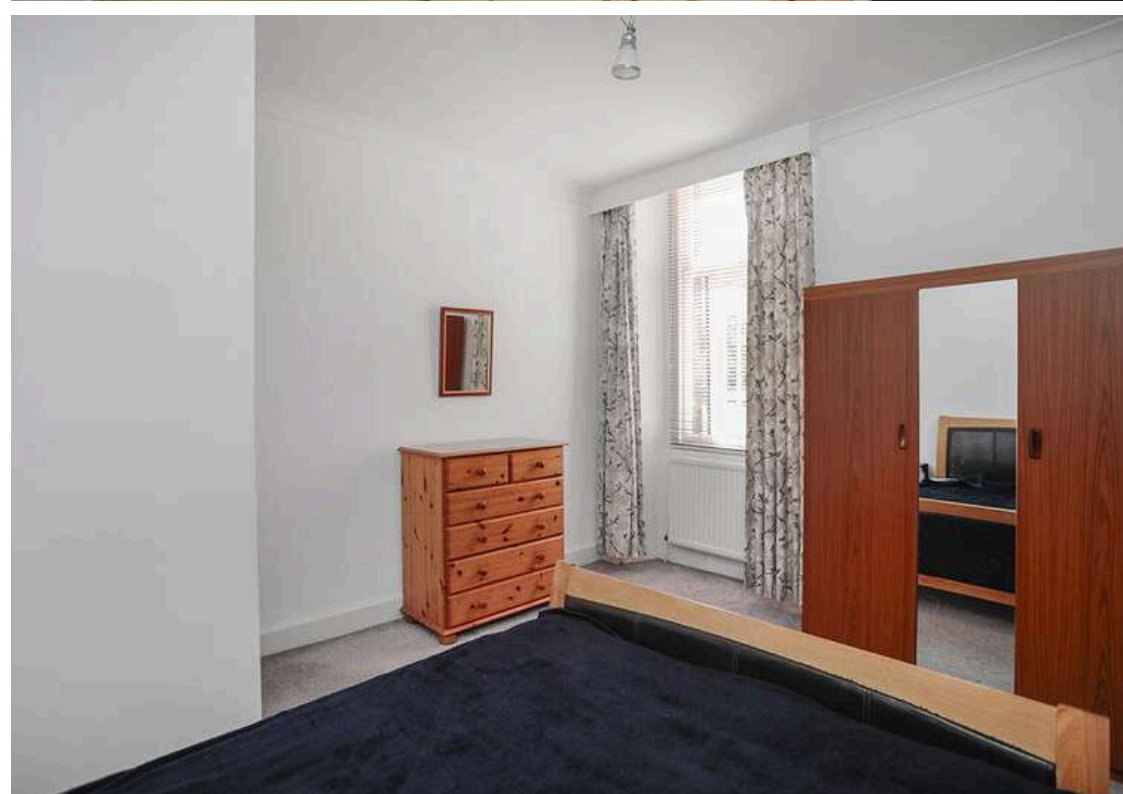
Tenure: Freehold

This spacious family home opens to a grand entrance hallway with cast iron stairs taking you to the first floor and a cloakroom/W.C. off. A bright and generous lounge can be found to the rear of the property with a bay window overlooking the garden. The well equipped breakfasting kitchen can also be found to the rear with wall and base units, range cooker with 5 ring gas burner, double oven and grill, fridge/freezer, washing machine and dishwasher. The large dining room can be found to the front with bay window which the current owners have a dining table to seat 12 guests comfortably.

Upstairs there are 4 generous bedrooms two to the front and another two to the rear and a family bathroom with 4 piece suite (bath, shower, sink and W.C.) completes the main part of this family home.

There is a self contained granny annex at basement level with it's own separate entrance but can be accessed from inside the home also. It comprises a living room to the rear with conservatory off, kitchen with wall and base units gas hob and eye level oven, 2 spacious double bedrooms and shower room with 4 piece suite (shower, sink, bidet and W.C.)







The property further benefits from a double car driveway to the front and an extensive rear garden which is laid to lawn with mature shrubbery.

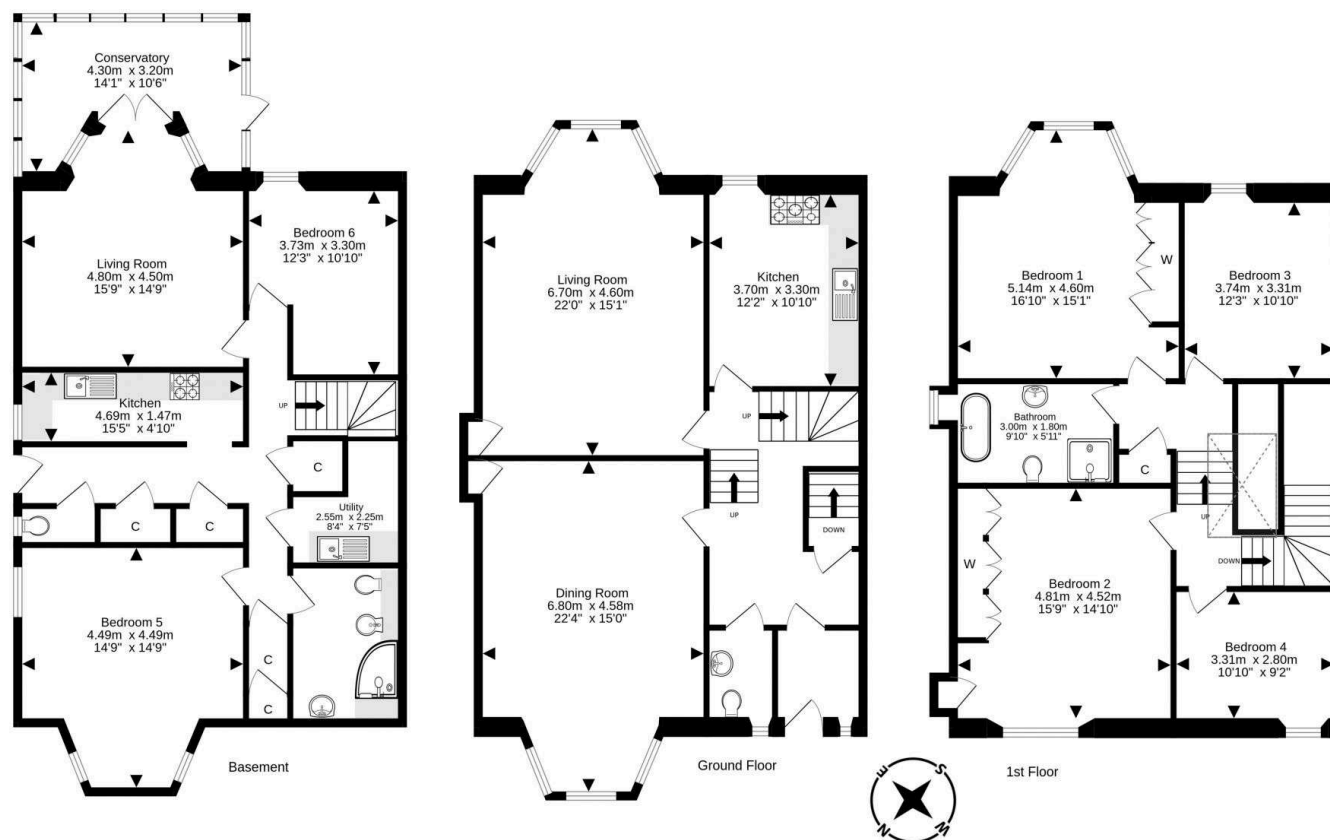
Extras - to include the aforementioned white goods (no warranties to be given) carpets, curtains and blinds.

#### Area:

Trinity is a most sought after and respected residential area and is located approximately three miles to the north of the City Centre. It offers a variety of local shops and banking and Post Office services while neighbouring Goldenacre, Comely Bank and Stockbridge offer alternative facilities ranging from small specialty shops to large supermarket.

A good choice of recreational opportunities in the vicinity includes Inverleith Park, Victoria Park, and the Royal Botanic Gardens. The North Edinburgh Cycle Path network can be accessed in the nearby streets allowing for an alternative way to get around the city.

Excellent schooling can be found nearby with the property being in the catchment area for Wardie Primary and Trinity Academy.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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