

SILVERTON
88 TRINITY ROAD
EDINBURGH, EH5 3JU

Home
SALES & LETTINGS

SILVERTON
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EDINBURGH, EH5 3JU



THREE



TWO



PARKING



1795 Sq Ft *

CONVERTED PERIOD
APARTMENT

PEACEFUL
SETTING

CENTRAL
EDINBURGH

ELEGANT
INTERIORS

• Gross Internal Floor Space







the stats



**DRAWING ROOM
CONVERTED APARTMENT**



PEACEFUL SETTING



PRIVATE GARDEN



**3 SPACIOUS
BEDROOMS**



**PERIOD
CRAFTSMANSHIP**



PRIVATE PARKING

ACCOMMODATION



INVERLEITH PARK



CLOSE TO CITY CENTRE



ROYAL BOTANIC GARDENS

SILVERTON

Welcome to Silverton, a truly unique and breathtaking home nestled in the heart of Trinity. From the moment you pass between the elegant stone pillars on Trinity Road and make your way up the private path to No. 88, it becomes clear, this is no ordinary property. A sense of arrival is established at the original split door, leading into a charming vestibule that sets the tone for what lies beyond. This exceptional ground floor, main door apartment, forms part of a converted period villa, it is a perfect blend of timeless elegance and contemporary living. Rich in original detail yet thoughtfully modernised throughout, Silverton is more than just a home, it's an experience.

Prime Location and Connectivity

Located in one of Edinburgh's most desirable and prestigious neighbourhoods, Trinity offers both exclusivity and convenience. Enjoy easy access to the City Centre, Stockbridge, and The Shore, while being moments from scenic walks along the nearby Water of Leith, cycle paths, and the coast. Excellent public transport and road links ensure seamless commuting, while the area is well placed for a choice of reputable schools, welcoming cafés, and independent boutiques. Whether you're dining at a local favourite or taking in views of the Firth of Forth, Trinity's charm never fades.



UNPARALLELED Property

There are few properties that truly leave a lasting impression and Silverton is one of them. The grand drawing room is the beating heart of the home: a stunning and expansive space where period elegance meets everyday functionality. From the striking stone fireplace to the intricate original cornicing, working shutters, and soaring ceilings, every detail has been preserved with care.

The bay window hosts a delightful dining area, while a cleverly arranged study nook adds practicality without compromising the flow of the room.

A feature doorway leads into the conservatory, bathed in natural light and perfect for morning coffee or evening relaxation and with access to the beautifully tended front garden. This is a space for living, entertaining, and making memories.







Apartment Living

Culinary Excellence

The kitchen at Silverton is as functional as it is beautiful. A central island, complete with a five-ring gas hob and wine cabinet, makes a striking statement whilst also serving as a social hub. Siemens appliances offer reliability and sophistication, while two traditional Edinburgh Press cupboards provide additional storage.

A charming original stained glass feature window brings colour and character into this room, creating a backdrop for everyday life. There is ample space for food preparation, storage, casual dining, and even a relaxed TV area, making this kitchen the true heart of the home.



Bathrooms

The main bathroom is a serene space designed for modern comfort, fitted with a thermostatic shower and finished to a high standard.

The en-suite shower room, attached to the principal bedroom, offers further convenience and a private retreat. Every detail has been thoughtfully considered, combining traditional touches with modern fittings to provide a luxurious, everyday experience.





HISTORIC CHARACTER



PEACEFUL SETTING



SUN-FILLED ROOMS



Modern Comforts and Convenience

Despite its traditional grandeur, Silverton is a home designed for modern living. A separate utility room houses the pulley and offers generous storage, while the spacious and partially floored loft provides an abundance of additional space, ideal for seasonal storage or future development (subject to consents).

Each of the three bedrooms at Silverton is generously proportioned and thoughtfully designed for everyday living. All rooms feature excellent built-in wardrobes, offering practical storage solutions. Bedroom three is currently used as a hobby room and home office, showcasing the flexibility of the space. The second bedroom overlooks the peaceful rear gardens, creating a calm setting. The principal bedroom is particularly spacious, with a well-appointed en-suite, extensive fitted wardrobes, and an outlook over the quiet, mature gardens.





Unparalleled Setting

The outside space at Silverton is as captivating as the interiors. The mature front garden, rich with established planting, transforms with the seasons, offering a beautiful setting all year round. A herb garden, cultivated with care, allows for fresh ingredients right at your doorstep. The charming glasshouse is currently used as a workshop but holds endless possibilities for hobbyists or gardeners alike. A private parking space completes the offering, making this one of the most desirable ground floor residences available in Trinity.







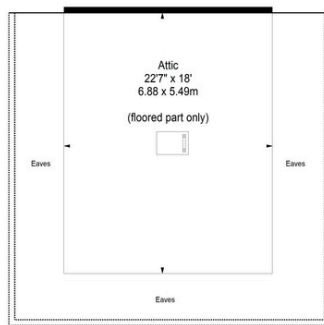
Discover Silverton

Silverton is a rare and refined offering where the grandeur of a bygone era meets the ease of modern living. Every corner tells a story, every feature speaks of quality, and every space is infused with light, warmth, and personality. From the inviting front path to the intricate period detailing within, this is a home that simply must be experienced. If you are seeking a property that is rich in character, meticulously maintained, and truly one of a kind, then Silverton is waiting to welcome you home.

step inside

Preview the
residence through
this property film





Trinity Road,
Edinburgh, EH5 3JU



Approx. Gross Internal Area
1795 Sq Ft - 166.76 Sq M

Attic

Approx. Gross Internal Area
405 Sq Ft - 37.62 Sq M

(floored part only)

Garden Workshop

Approx. Gross Internal Area
58 Sq Ft - 5.39 Sq M

For identification only. Not to scale.

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88 TRINITY ROAD EDINBURGH



AREA STATS



 WALK SCORE



 BIKE SCORE



 TRANSIT SCORE



GOOD EATS

THE
TOLLHOUSE

★★★★★

PORTO AND FI

★★★★★

HERRINGBONE

★★★★★



LOCAL RETAIL



15 MINUTES

CRAIGLEITH
RETAIL PARK



10 MINUTES

STOCKBRIDGE



15 MINUTES

EDINBURGH
CITY CENTRE



SCHOOLS

FETTES
COLLEGE

EDINBURGH
ACADEMY

ERSKINE
STEWART MELVILLE

Home

SALES & LETTINGS

0131 258 2708

SALES@HOMESALESANDLETTINGS.CO.UK

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