



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**'Taap Hall', 219/4 Ferry Road**

Trinity, Edinburgh EH6 4NN

# ‘Taap Hall’, 219/4 Ferry Road

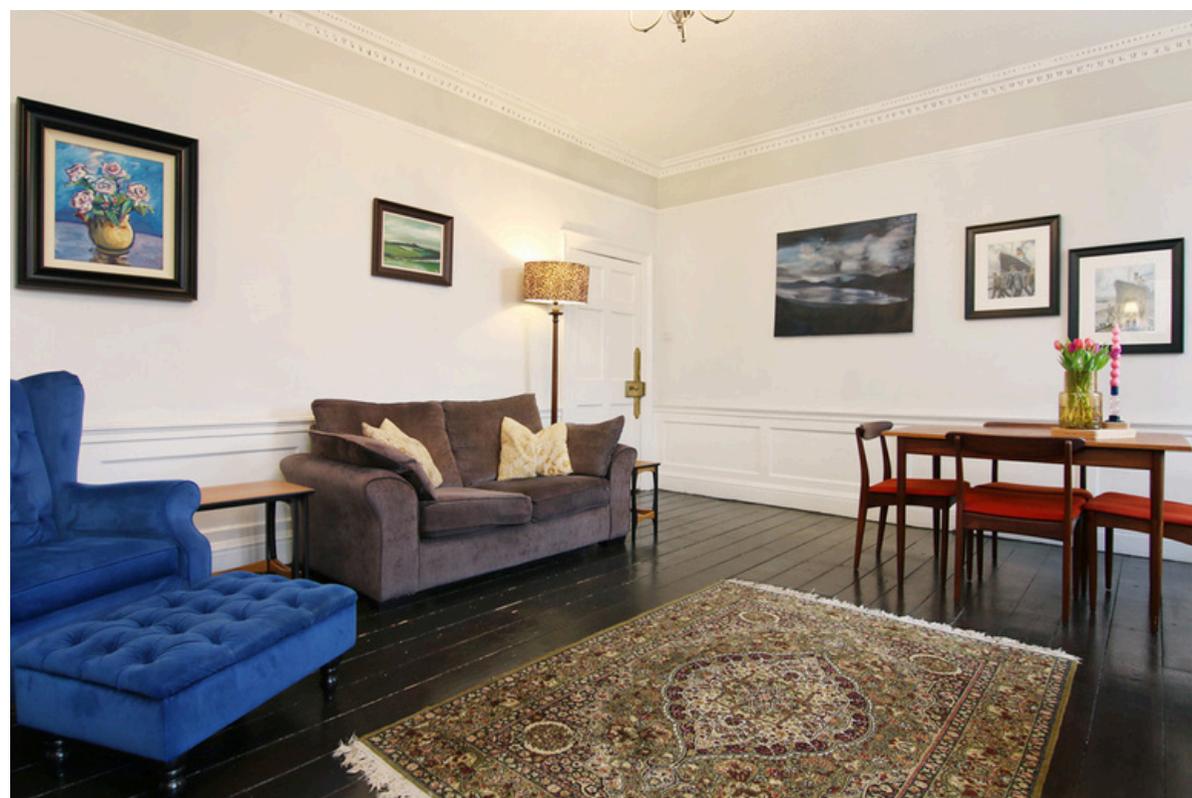
Discover the timeless charm of Taap Hall, a striking ‘B’ listed building dating back to 1790, nestled back from bustling Ferry Road by lush green mature gardens. Perfectly positioned opposite the pretty Victoria Park, this first-floor period flat boasts a wealth of historic features that seamlessly blend with contemporary comforts.

As you enter through the communal stairway, original flagstone steps lead up to the flat, and here you are greeted by a generous and inviting hallway. The elegant sitting room, bathed in natural light from a pair of sash and casement windows (with working shutters), offer lovely views of the rear gardens and rooftop views over to Arthur’s Seat. With impressive proportions, original floorboards, intricate cornicing, and a magnificent ‘Adam’ fireplace complete with a working cast-iron open fire, this space creates a warm and inviting ambiance. Across the hall, the spacious kitchen and breakfast room, hosts the original flagstone floor and magnificent cast-iron range, while opposite are newly installed modern cabinets and quartz worktops to provide all the conveniences of today’s lifestyle.

## Property Summary

- Forming part of ‘B’ listed Taap Hall
- Traditional first floor flat
- Elegant 18ft sitting room, with Robert Adam fireplace
- Generous kitchen, with original flagstone floor & cast-iron range
- Three bedrooms (two with fireplaces)
- Ultra-modern shower room
- Gas central heating
- Shared front gardens, shared rear drying green & private garden plot
- Two stone-built, slate roof ‘old’ coal stores in front garden
- Unrestricted parking on adjacent streets
- EPC Rating - C | Council Tax Band - E

Home Report Value - £450,000

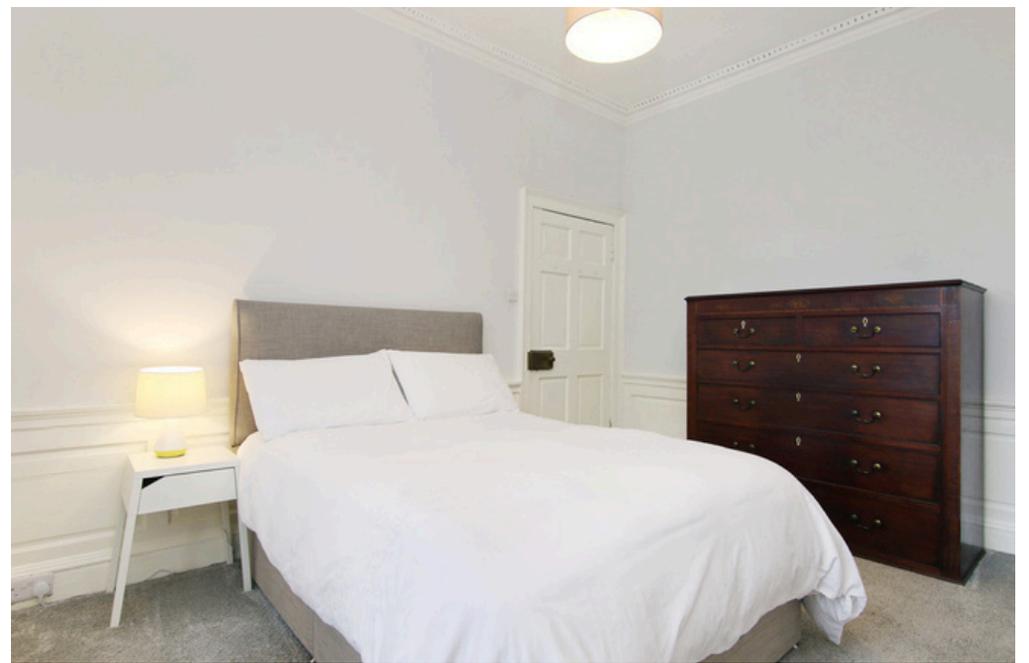


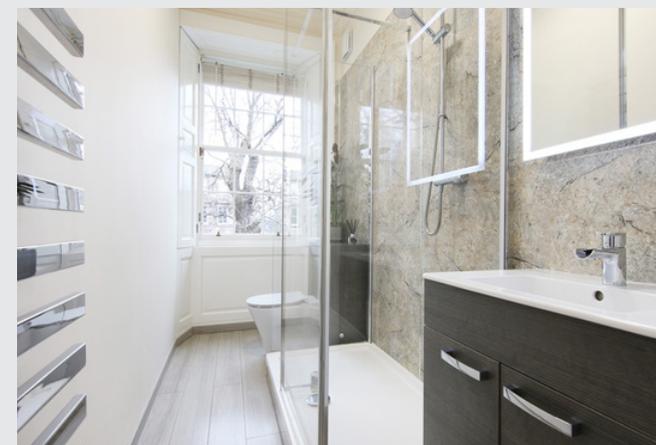




Impressive 'B' listed building, retaining an abundance of period features







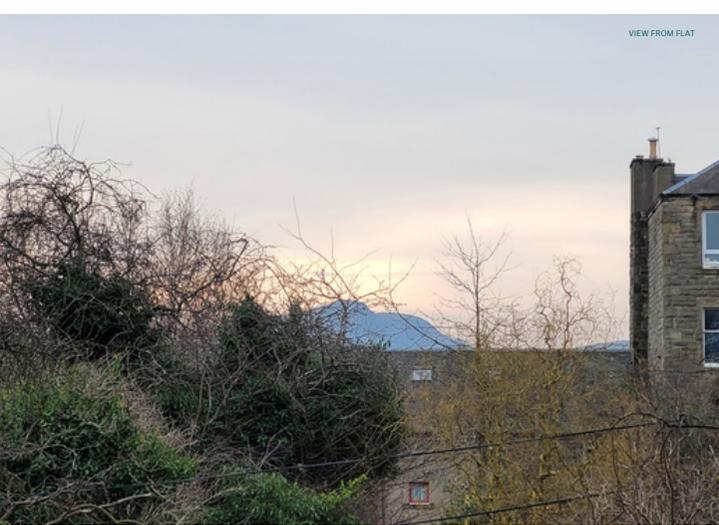
This flat features three bedrooms, two with feature original fireplaces, and the third can easily serve as a home office. Rounding out this exquisite property is an ultra-modern shower room that perfectly complements the historic elegance of Taap Hall.



The property shares the use of front gardens and drying green to rear, plus a private garden plot with decked area, summer house and raised plant beds. Plus, two 'old' stone-built, slate roof coal stores, in front garden.

Unrestricted parking on adjacent streets.

Extras: all fitted floor coverings, light fittings, blinds and integrated kitchen appliances, are included in the sale.



## Trinity

The leafy residential area of Trinity lies north of the city centre and is a highly sought after location. The lovely Victoria Park is at its centre, along with the expanse of open green spaces, including Inverleith Park and the Royal Botanic Gardens. A short walk through Victoria Park takes you to Newhaven harbour on the banks of the Firth of Forth. Local amenities can be found on Ferry Road, with an Asda store at Newhaven, and a wide range of amenities in Leith. The vibrant Shore area of Leith is within easy reach, well known for its bars and cafes, as well as Michelin star restaurants.

Trinity Academy and Trinity Primary School are located next to Victoria Park.

Good regular bus routes service the area taking you to the city centre, and the vast cycle route network runs through the area.

Let us help you find your next  
**dream property!**



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 **CHARTERED FIRM**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**First Floor**

Approx. 98.1 sq. metres (1055.8 sq. feet)

