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10 WARDIE PARK

TRINITY, EDINBURGH, EH5 2DR

5 BED 2 BATH 2 PUBLIC



TAKE A LOOK INSIDE

Set within a peaceful, cul-de-sac in one of Edinburgh's most prestigious residential neighbourhoods, 10 Wardie Park presents a rare opportunity to acquire a beautifully maintained and generously proportioned five-bedroom family home. With a blend of tasteful upgrades, and well-presented private gardens, this semi-detached villa offers timeless appeal in an outstanding location.

This impressive home welcomes you through a traditional tiled vestibule into a broad hallway that immediately showcases the space within. Cornicing, deep skirtings, and a stunning staircase highlight the beautiful craftsmanship, while the thoughtful modern touches ensure comfort and style throughout.

KEY FEATURES



Modern and well presented semi-detached house.



Beautifully maintained private front and rear gardens with summerhouse.



Within close proximity of Stockbridge.



EPC Rating - D



Five generous double bedrooms.



On-street parking and private single garage.



Within walking distance of Inverleith Park.



Council Tax Band - F



To the front, the large sitting room benefits from a wide bay window and sliding doors providing access to the rear garden, flooding the space with natural light and providing a perfect setting for both entertaining and relaxation. Across the hall, a well-appointed kitchen provides ample space for cooking and casual dining, with access to a convenient utility room providing further access to the rear garden. Three versatile double bedrooms, a sleek modern shower room and separate bathroom with free standing bath completes the downstairs accommodation.

Upstairs, the first floor accommodates two well-proportioned double bedrooms, including a particularly generous principal bedroom with leafy outlooks and ample space for freestanding storage.





MORE INFORMATION

The property further benefits from a fantastic walk-in attic space throughout the first floor of the property.

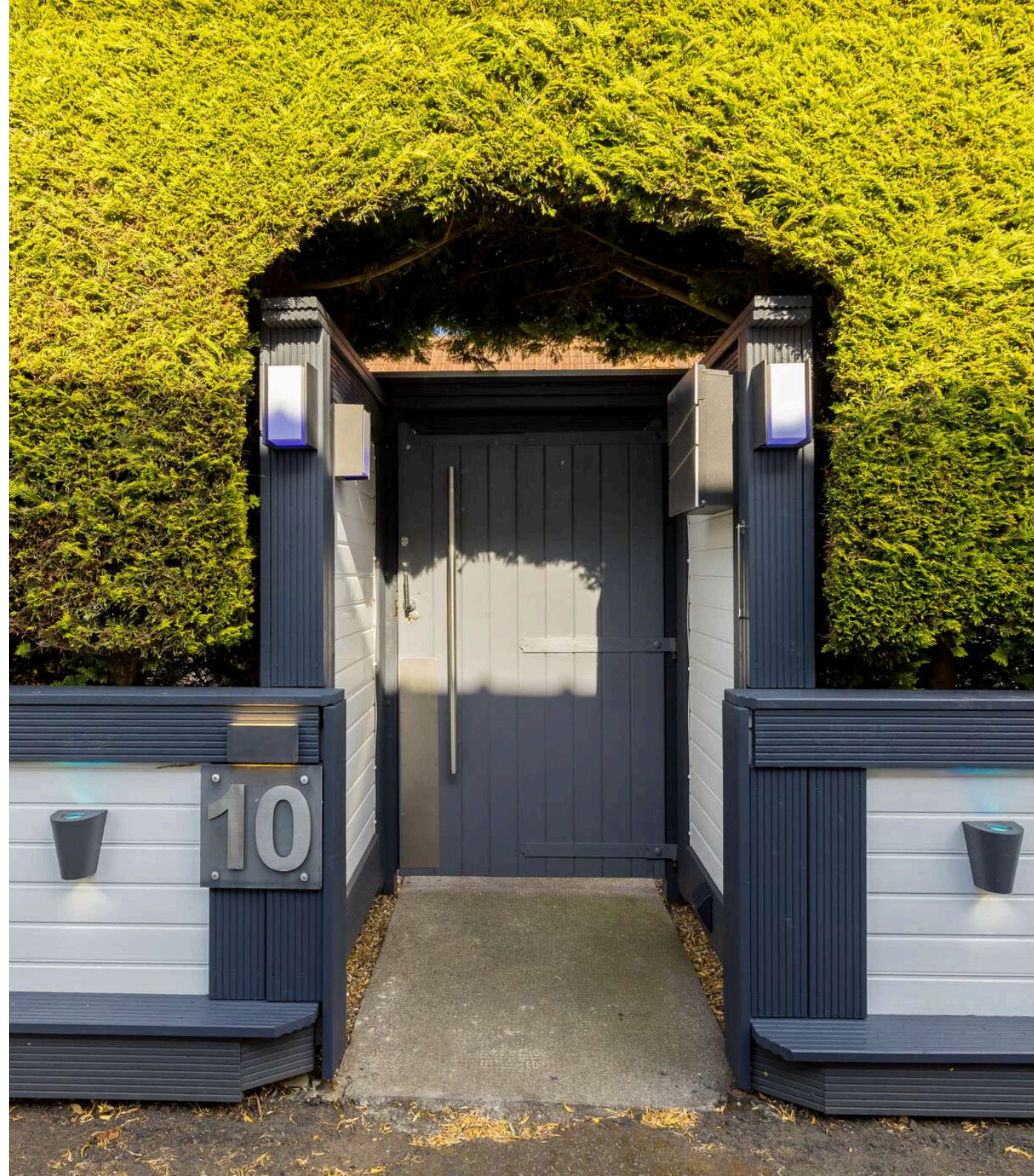
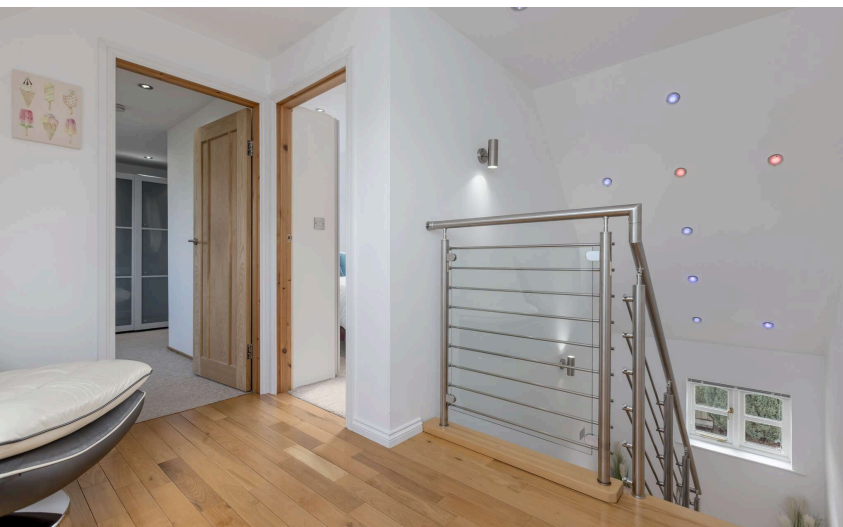
Externally, the home is surrounded by mature, well-maintained gardens. The front garden is attractively landscaped, while the south-west facing rear garden offers a private sanctuary with a mix of lawn, planting beds, a summer house and patio areas ideal for outdoor living. A semi-detached garage sits to the side, accessible via a shared lane, offering secure parking or valuable storage.

This substantial family home offers space, comfort, and a superb location in one of Edinburgh's most admired communities. Properties of this calibre and size are seldom available on the open market-early viewing is strongly recommended.

EXTRAS

All curtains, blinds, light fittings, fitted flooring, cooker, washing machine, dishwasher and fridge/freezer are included in the sale price.









THE LOCAL AREA

The well-established residential area of Trinity is popular with families and professionals alike thanks to its excellent local amenities. The Royal Botanic Garden of Edinburgh is nearby whilst green open spaces closer to the property include the cycle path network, Starbank Park, Lomond Park and Victoria Park. The Village Gym is also nearby.

For day-to-day essentials, Trinity boasts a number of shops, bars, café's and restaurants nearby on both Granton Road and at Goldenacre, all of which are supplemented by a large Morrison's supermarket on Ferry Road. Craigleith Retail park with supermarkets and shops including Sainsbury's, M&S, Lidl, Boots, Starbucks, Costa, Homebase and many more is a short car journey away.

Neighbouring Inverleith is home to a vibrant blend of independent shops and local retailers, while nearby Ocean Terminal offers high street stores, a 24-hour gym, a cinema complex and a choice of restaurants. Newhaven Harbour also has a David Lloyd gym and restaurants.

The area enjoys fantastic public transport links into the city centre, and offers swift and easy access to the Queensferry Crossing, Edinburgh International Airport, and the M8/M9 motorway network. The property is in the catchment area for Wardie Primary, Holy Cross RC Primary, Trinity Academy and St Thomas of Aquin's schools. Edinburgh Academy and Fettes College private schools are also close by.



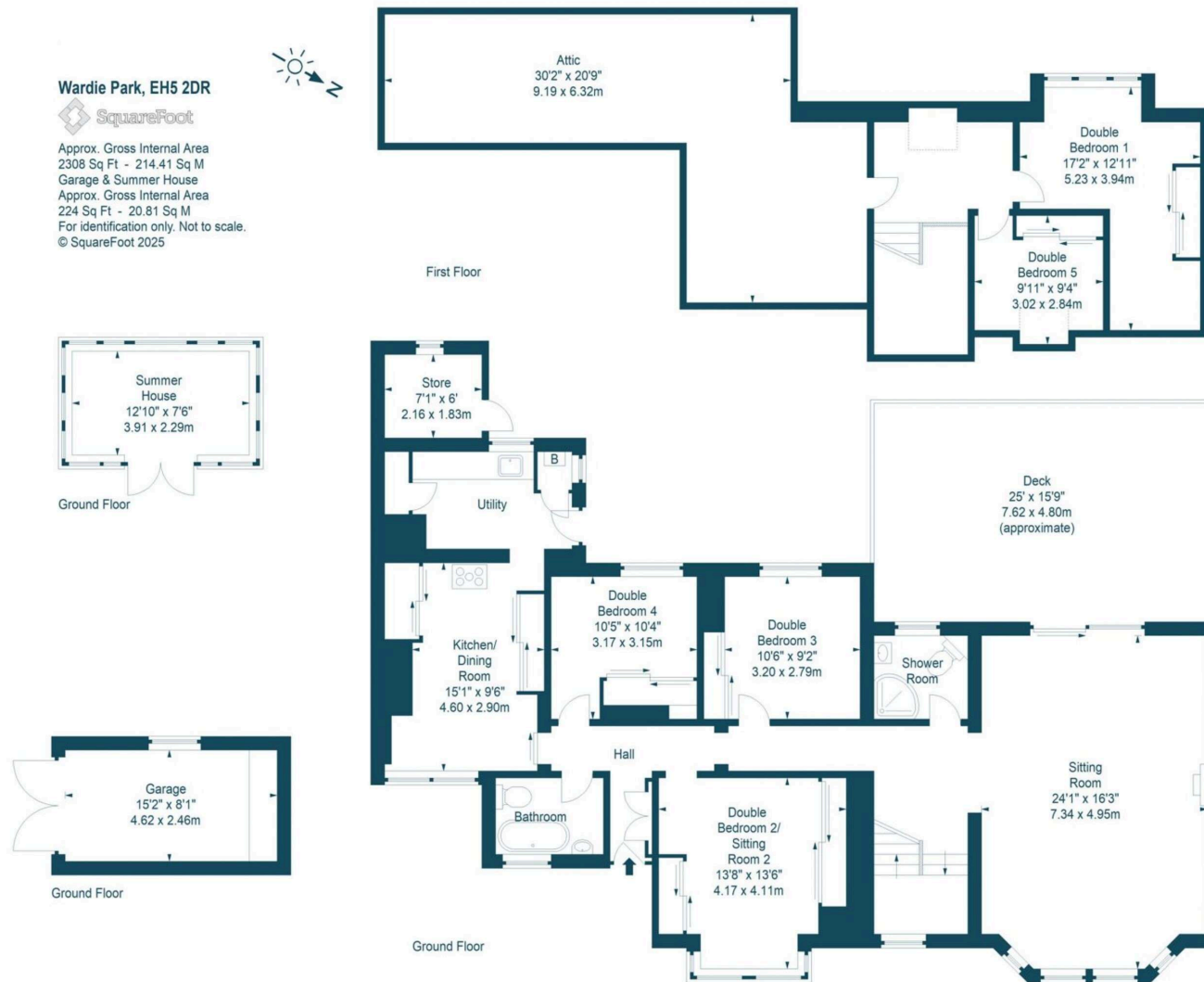
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HOME REPORT VALUATION: £675,000

Wardie Park, EH5 2DR



Approx. Gross Internal Area
2308 Sq Ft - 214.41 Sq M
Garage & Summer House
Approx. Gross Internal Area
224 Sq Ft - 20.81 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.