

COULTERS<sup>©</sup>



118 EAST TRINITY ROAD

TRINITY, EDINBURGH, EH5 3PS

 3 BED  2 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Dating back to circa 1925, this impressive lower villa sits within a handsome period property in the heart of Trinity. Offering generous proportions, fine original features and beautiful private gardens, the home perfectly balances period charm with modern comfort.

Approached via a private garden path, the property opens to a welcoming vestibule, leading into a particularly spacious central hall that sets the tone for the rest of the home. High ceilings, wide skirtings, and decorative cornicing reflect the quality of the era, while the layout offers superb flexibility for family living.



The sitting room, positioned to the front, is a bright and sunny room that boasts real character with a deep bay window, period fireplace and leafy outlook. To the rear lies a well-appointed kitchen/dining room, which enjoys garden views and offers excellent space for both everyday living and entertaining. A handy utility room adjoins the kitchen and provides direct access to the garden.

## KEY FEATURES



Sizeable lower villa in desirable Trinity.



Attractive period features & proportions.



Private gardens to both front and rear.



Unrestricted on-street parking.



Excellent schools nearby.



Twenty minute walk to Wardie Bay.



EPC Rating - C



Council Tax Band - F





There are three well-proportioned double bedrooms including the principal bedroom which is especially generous and features a walk-in-wardrobe. The property has a traditional family bathroom as well as a separate, modern shower room.

The rear garden is a particular highlight, enjoying a pleasant open aspect framed by mature trees. The area is fully enclosed with a lawn, deck, patio and a charming summerhouse which enjoys afternoon and evening sun. There is also a lovely private garden to the front of the home and unrestricted parking is available on street.

The property is fitted with double glazing and gas central heating.







## THE LOCAL AREA

Situated in the sought-after residential area of Trinity, this property offers a superb blend of suburban tranquility and urban convenience. The neighborhood is known for its leafy streets and strong community, making it a popular choice for families, professionals, and retirees.

The location is a haven for those who love the outdoors, with many local parks nearby and the Royal Botanic Garden of Edinburgh just a short walk away. The area also provides easy access to an extensive cycle path network perfect for commuting or leisurely bike rides.

For daily essentials, you'll find a variety of local shops, cafes, and restaurants at Goldenacre, along with a large Morrison's supermarket on Ferry Road. A wider range of high-street stores and supermarkets is just a short drive away at Craigleith Retail Park.

The property benefits from excellent transport links, providing swift access to the city centre, Queensferry Crossing, Edinburgh International Airport, and the M8/M9 motorway network. The address falls within the catchment area for several reputable schools, including Wardie Primary, Holy Cross RC Primary, and Trinity Academy, with prestigious private schools like The Edinburgh Academy and Fettes College also nearby.

## EXTRAS

All curtains, blinds, light fittings, fitted flooring, white goods, summer house and outdoor stores are included in the sale price.





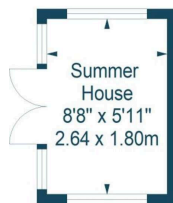




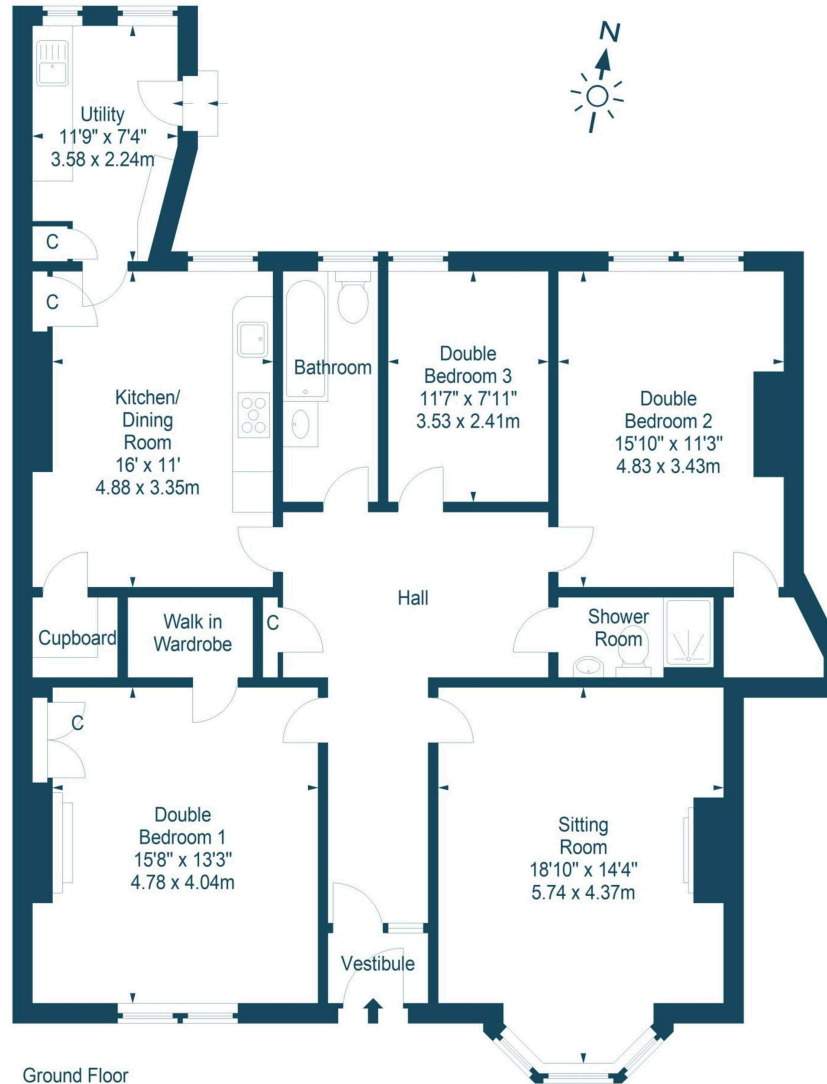
East Trinity Road,  
Edinburgh,  
Midlothian, EH5 3PS



Approx. Gross Internal Area  
1431 Sq Ft - 132.94 Sq M  
Summer House  
Approx. Gross Internal Area  
53 Sq Ft - 4.92 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



Ground Floor

## GET IN TOUCH



[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.