

COULTERS[©]

11 EAST LILLYPOT

TRINITY, EDINBURGH, EH5 3BH

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Located on a quiet cul-de-sac in sought after Trinity sits this delightful 4 bedroom terraced house. The property has been owned by the same family since it was built and offers well proportioned accommodation, delightful private front and rear gardens in addition to a conservatory and garage.

The spacious sitting room has delightful walnut floors and is open plan to the dining room.

KEY FEATURES



Attractive, well proportioned terraced house in sought after Trinity.



Four bright bedrooms, one with an en-suite shower room.



Private front and rear gardens.



Single garage (with power and lighting), driveway and unrestricted on street parking.



Located in the highly desirable area of Trinity to the north of the city centre.



An array of local amenities within walking distance.



EPC Rating - C



Council Tax Band - G



To the rear is a large conservatory (accessed from both the dining room and kitchen) which offers an attractive outlook over the garden.

The kitchen is located to the rear of the property with fitted wall and base mounted cabinetry, in addition to extensive worktops. The kitchen appliances will be included in the sale and comprise; gas hob, electric oven, extractor hood, dishwasher, washing machine and an American style fridge/freezer.

A convenient WC is also located at ground level, along with internal access to the garage.





CONTINUED...

On the first floor, the spacious principal bedroom is quietly situated to the rear with further attractive walnut flooring. There are three further bedrooms, one of which benefits from an en-suite shower room (fitted with a shower cubicle, WC and wash hand basin).

There is also a family bathroom with a freestanding bath (and shower over) along with a WC and wash hand basin. Overhead there are two good sized separate attic spaces providing additional storage.

Heating and hot water are provided by gas central heating and there is double glazing.

At the front of the property is a monobloc driveway and a well planted garden. The rear garden is enclosed and mainly laid with lawn, flanked by established planting in addition to a patio area.









THE LOCAL AREA

Situated in the sought-after residential area of Trinity, this property offers a superb blend of suburban tranquillity and urban convenience. The neighbourhood 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 Craigmile 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

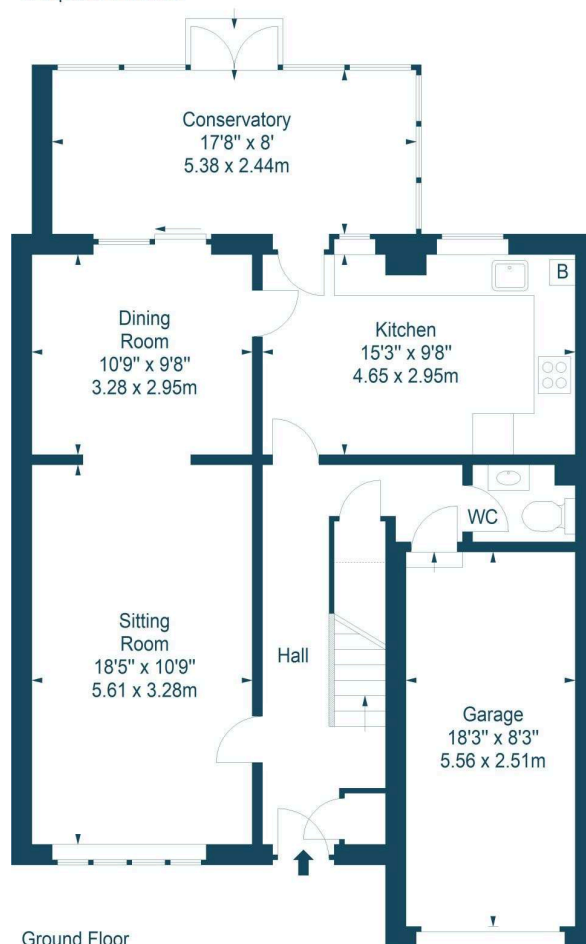
All curtains, blinds, light fittings, outdoor store and white goods are included in the sale price.

HOME REPORT VALUATION: £675,000

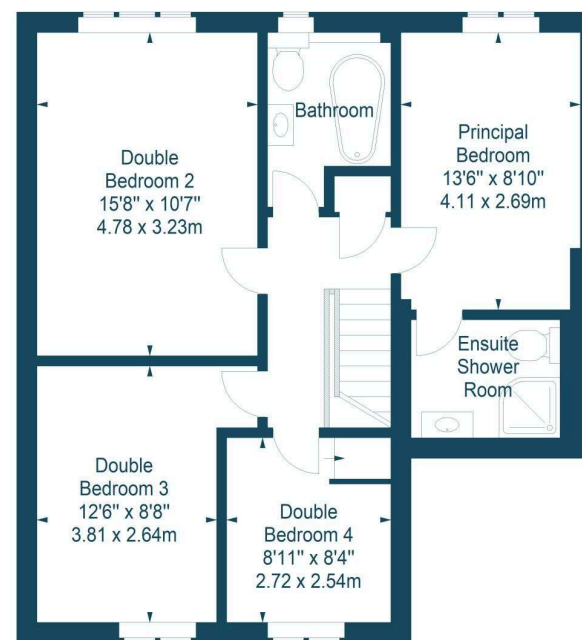
East Lillypot,
Edinburgh, EH5 3BH



Approx. Gross Internal Area
1627 Sq Ft - 151.15 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor

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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.