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SOLICITORS & ESTATE AGENTS



67 Trinity Road
Edinburgh, EH5 3HS

Charming home in the heart of Trinity
Potential for modernisation
Victorian heritage and period features throughout
Sun room extension to the rear with a pleasant outlook to the garden
Driveway with off road parking
EPC: Rating D
Council tax: Band D

67 Trinity Road is an elegant Victorian semi-detached residence arranged over two floors. Situated in the heart of Trinity, just a short walk from excellent local amenities and parks, this highly desirable home offers an exciting opportunity for modernisation while retaining many fine original features. These include ornate decorative corning, a traditional staircase with timber handrail and wrought-iron spindles, a paned glass porch, and period fireplaces - all of which greatly enhance the character and charm of the property.

Internally, the ground floor accommodation begins with a light-filled main reception room to the front, where large bay windows flood the space with natural light. A feature electric fireplace provides an attractive focal point, while a graceful curved archway leads through to the dining room. This room has been opened up to connect seamlessly with the living space, creating an excellent area for entertaining. To the rear, the property has been extended to include a welcoming sunroom enjoying a leafy outlook over the garden. Bright and inviting, this pleasant space opens into the kitchen, forming a natural breakfasting area. Although the kitchen would benefit from modernisation, there is clear potential to combine these spaces to create a superb contemporary dining kitchen. Upstairs, there are three bedrooms, with the principal bedroom positioned to the front. The first two bedrooms are generous doubles offering excellent accommodation, while the third, smaller room would serve well as a single bedroom, nursery, or home office. The bedrooms are served by a spacious family bathroom fitted with a four-piece suite including a walk-in shower.

Externally, the property is set amidst beautifully landscaped rear gardens that have been carefully tended over the years. An abundance of mature shrubs and plants provide year-round colour and interest, creating a peaceful and private outdoor setting. To the front a block paved driveway which also provides access to a very deep garage with space for storage and a vehicle.

Properties on Trinity Road are rarely brought to market, and this particular home presents a wonderful opportunity to create a truly exceptional family residence.

Location:

Trinity Road is located in the highly regarded Trinity area of Edinburgh approximately two miles north-west of the City Centre and close to the historic Newhaven harbour. The area is renowned for its wide range of excellent local amenities which includes various cafés, restaurants and bars all within a few minute walk from the house. Park Road has an enviable position overlooking the private residents' park to the front of the house. This high amenity locale with its lovely leafy streets and beautiful parks afford a good number of recreational pursuits such as tennis and a local bowling club. Sainsbury's and a 24 hour Asda supermarket provide ample choice for shopping nearby while Ocean Terminal with its excellent Vue Cinema and larger retail outlets including Marks and Spencer Food. A choice of gyms and Alien Rock indoor climbing centre are also within walking distance. The Royal Botanic Gardens are within easy walking distance at nearby Inverleith and there is a regular public transport service which operates to and from the city centre and to surrounding areas. The Edinburgh cycle path network is also easily accessed close-by. There are also good schools within the local catchment area including Victoria Primary and Trinity Academy.

















1st Floor

2nd Floor



TOTAL: 1711 sq. ft, 159 m2
 1st floor: 1025 sq. ft, 95 m2, 2nd floor: 686 sq. ft, 64 m2
 EXCLUDED AREAS: GARAGE: 194 sq. ft, 18 m2, LOW CEILING: 40 sq. ft, 5 m2, UNDEFINED: 10 sq. ft, 1 m2,
 WALLS: 142 sq. ft, 12 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
www.satsolicitors.co.uk



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