



Offers Over

£175,000

6/5 Russell Place

Trinity | Edinburgh | EH5 3HA

A fantastic opportunity has arisen to acquire this rarely available first-floor apartment, forming part of an impressive stone-built Victorian conversion in the highly sought-after Trinity area. Set within a peaceful and picturesque setting, the property is surrounded by beautifully maintained walled communal gardens and benefits from residents' courtyard parking. Combining period charm with a superb location, it is ideally positioned close to excellent local amenities and transport links, making it an ideal purchase for professionals, downsizers, and those seeking a characterful home in a highly desirable location.

 1 Bedroom

 1 Public Room

 1 Bathroom

 Residents Parking

 Communal Gardens

 EPC Rating – F

 Council Tax Band – C



Description

Presented in true move-in condition, the well-proportioned accommodation briefly comprises a welcoming entrance hallway, a bright and airy reception room featuring an original Edinburgh press and elegant period cornicing, a well-appointed galley kitchen fitted with a range of base and wall-mounted units, a generously sized double bedroom with fitted wardrobes, and a contemporary shower room. Further benefits include electric central heating and original working shutters.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

Gardens & Parking

The property is surrounded by beautifully maintained communal gardens, creating an attractive and tranquil setting. Further benefits include residents' parking, offering added convenience for the car owner.

Viewing

By appointment through Neilsons (0131 625 2222).





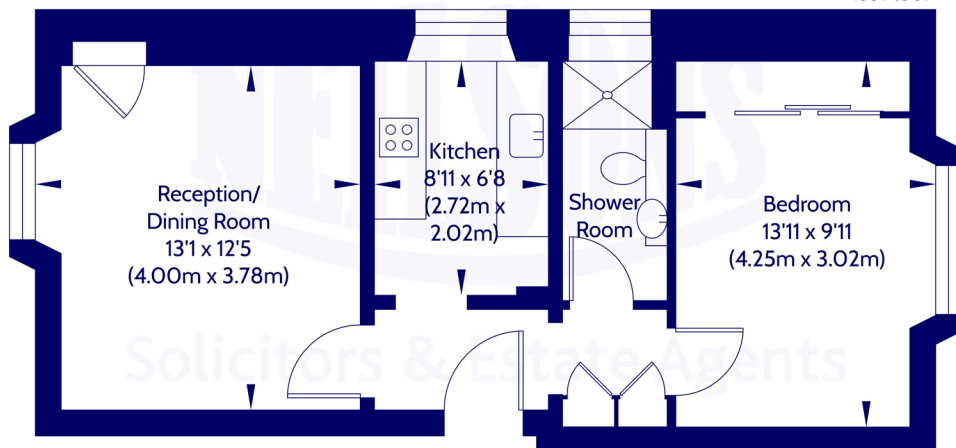
Location

Trinity lies approximately three miles north of the City Centre and boasts charming streets and fantastic nearby green spaces including Victoria Park, the vibrant Starbank Park and the magnificent Royal Botanical Gardens. A great assortment of day to-day amenities can be found in the immediate vicinity including a Sainsburys, Hairdresser, and popular coffee roastery Mr Eion. Further amenities can be found in neighbouring Newhaven, which has a great selection of brunch spots, pubs, restaurants and a large 24-hour Asda. Ocean Terminal also provides a variety of retail facilities as well as a multiscreen cinema complex and gym. The property is well placed for the commuter with convenient busses to the city and easy access to Edinburgh's fantastic network of cycle paths. Newhaven Tram Station is within comfortable walking distance and provides frequent links to Leith, Murrayfield, Edinburgh Park and Edinburgh Airport.



Approx. Gross Internal Floor Area 42 Sq M / 456 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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