

THE TOWER

141A EAST TRINITY ROAD, TRINITY, EDINBURGH, EH5 3PP

Located in Trinity's leafy conservation area, this four-bedroom semi-detached Victorian villa offers an exciting opportunity to create a stunning personalised home in one of the capital's most exclusive locations.



CULLERTON'S

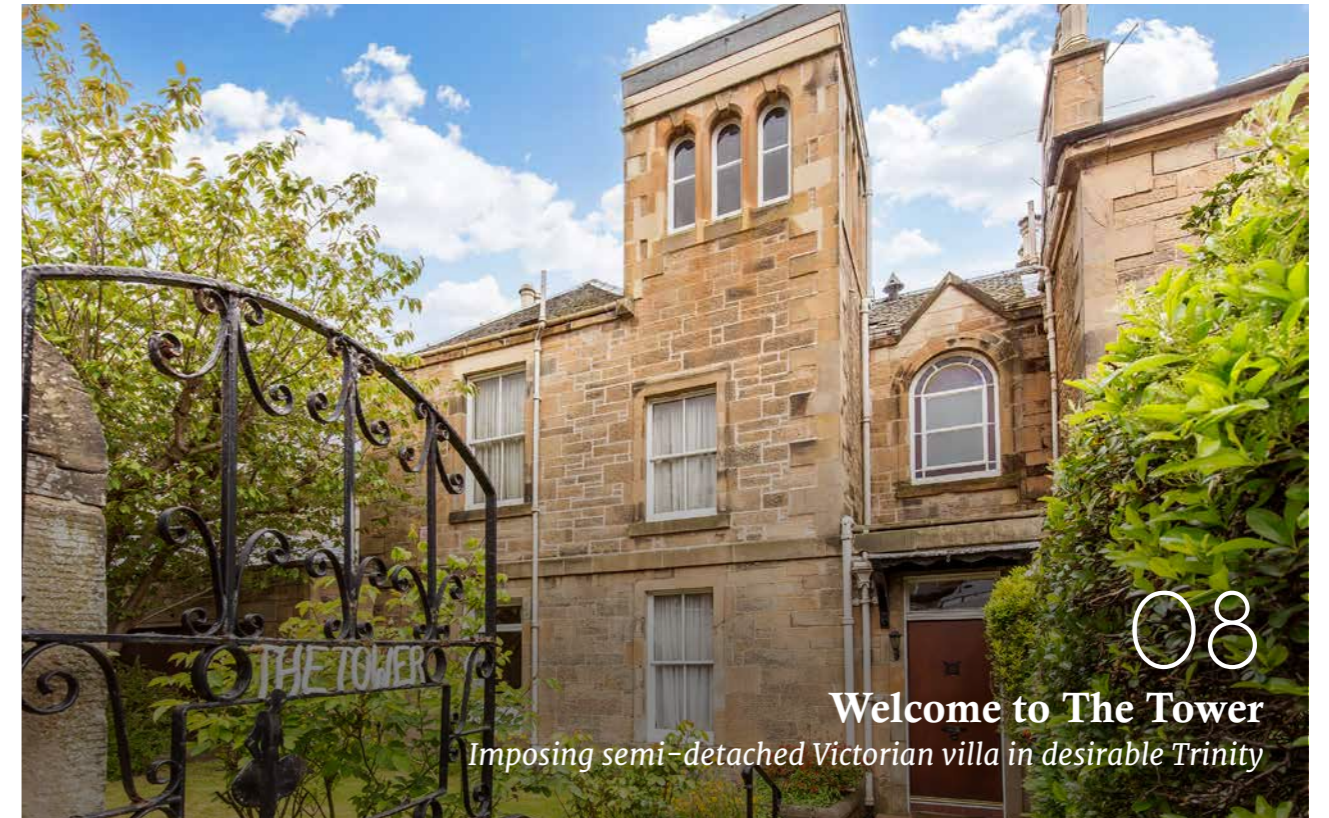
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— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton



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Imposing semi-detached Victorian villa in desirable Trinity

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Formal dining room



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Property Name

The Tower

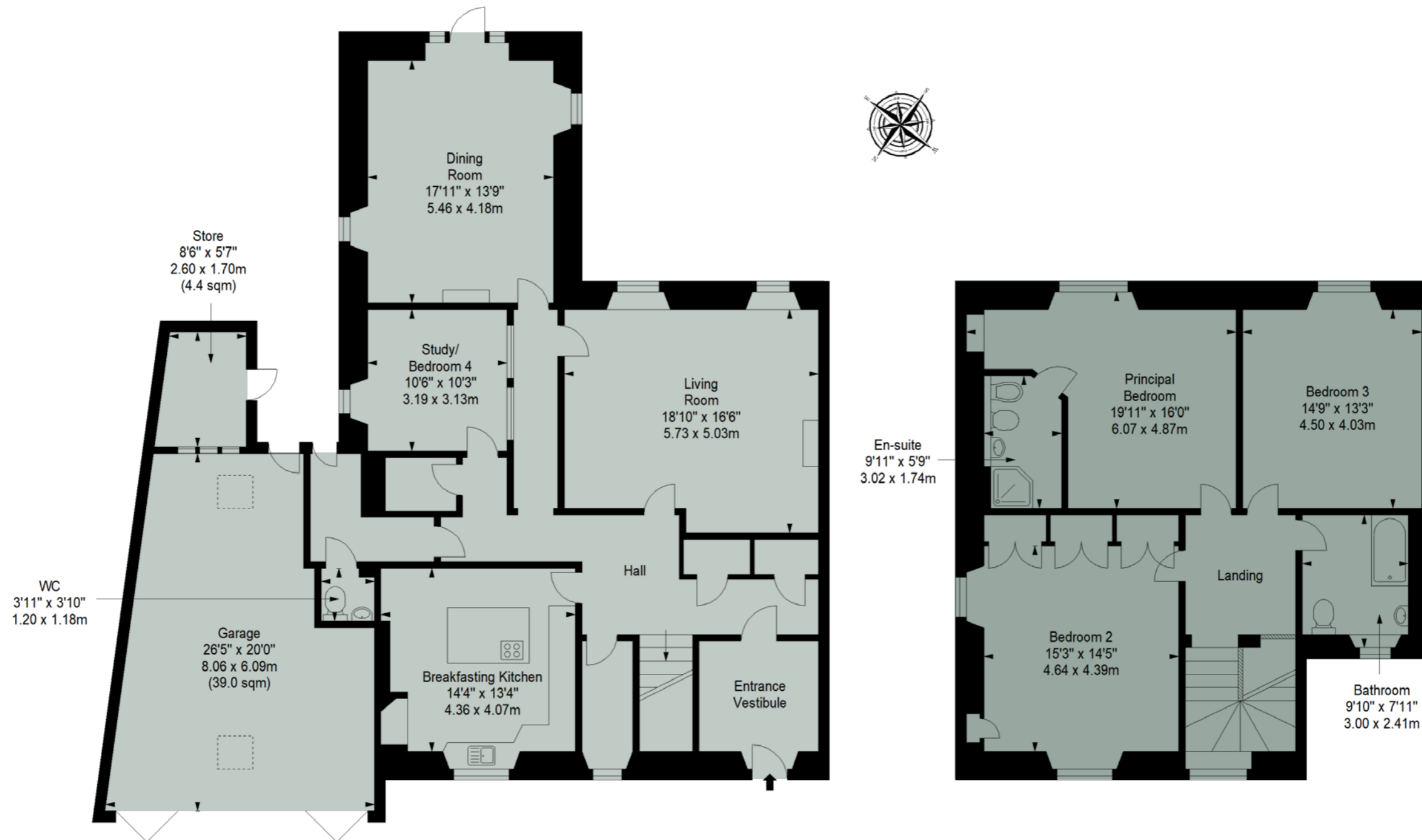
Location

141A East Trinity Road, Trinity, EH5 3PP

Approximate total area:

235.9 sq. metres (2539.3 sq. feet)

- Ground Floor - First Floor





The Tower

Imposing Victorian villa

in desirable Trinity

The Tower is a distinguished Gothic Revival residence offering outstanding family accommodation, including four bedrooms over two levels, two reception rooms, a breakfasting kitchen, a principal en-suite shower room, a family bathroom, and a ground-floor WC. Defined by handsome sandstone elevations, elegant arched glazing, and a striking tower feature, the home combines architectural character with exciting potential for contemporary enhancement. The highly coveted location lies within easy reach of the city centre, the scenic Firth of Forth coastline, and swift transport links connecting to Edinburgh International Airport, the motorway network, and the Queensferry Crossing. Excellent local shopping and well-regarded schooling further add to the area's enduring appeal.

GENERAL FEATURES

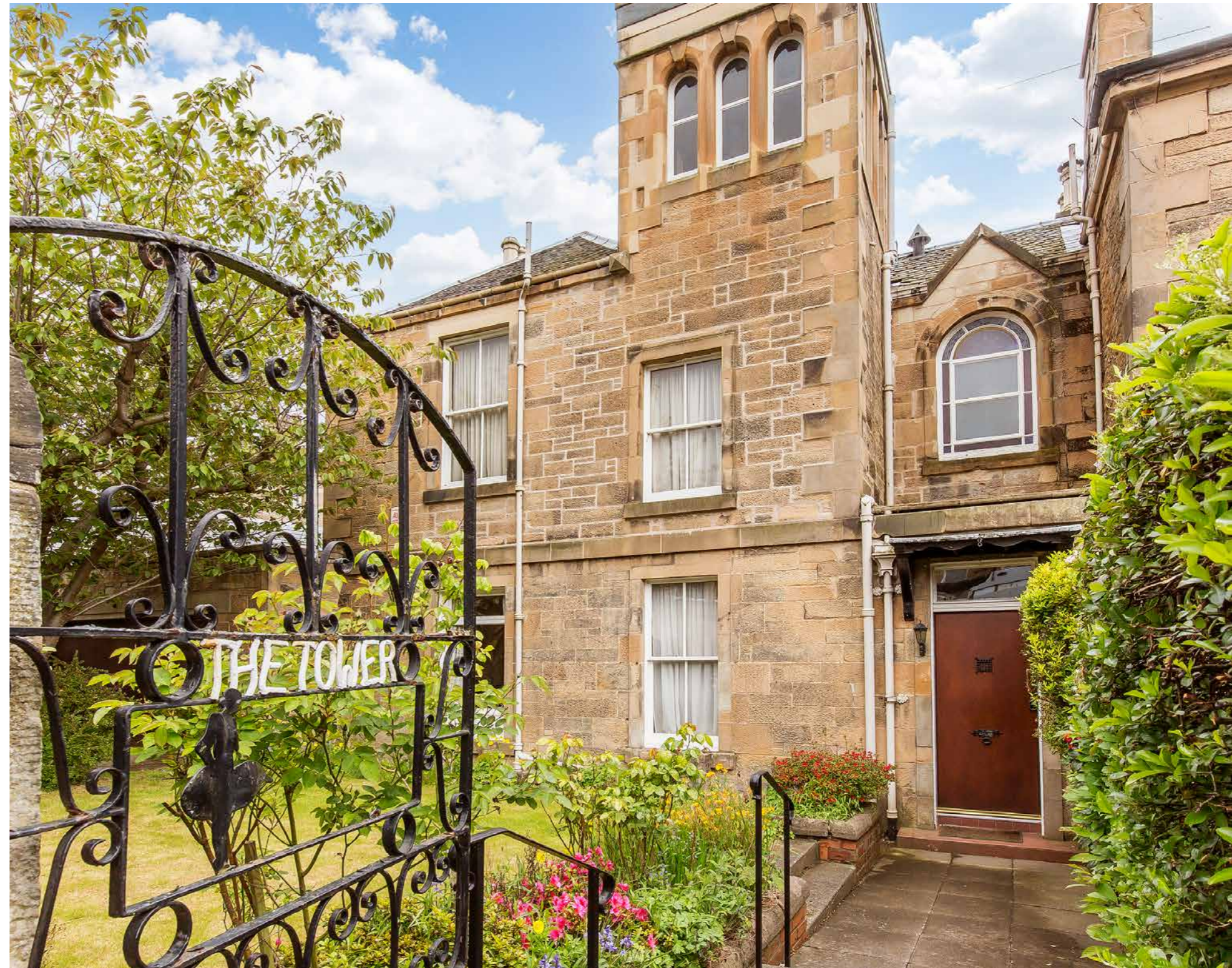
- Imposing semi-detached Victorian villa in desirable Trinity
- Exciting opportunity to modernise and create a bespoke family home
- Elegant period proportions with heritage detailing and high ceilings
- Prestigious conservation area within easy reach of the coast and city centre
- Home Report value - £1,100,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Bright vestibule and entrance hall with storage
- Elegant south-facing living room with living-flame fire and double sash windows
- Formal triple-aspect dining room with living-flame fire and garden access
- Spacious breakfasting kitchen with island and casual dining area
- Ground-floor double bedroom ideal as a study or family room
- Principal bedroom with south-facing rear garden views and en-suite shower room
- Two additional spacious bedrooms – one with ample storage
- Family bathroom featuring an exquisite coloured-glass window
- Convenient WC cloakroom
- Gas central heating

EXTERNAL FEATURES

- Generous enclosed south-facing rear garden
- Mature lawns framed by established shrubs, trees, and colourful planting
- Stone boundary wall providing privacy to the gated front garden
- Gated driveway and attached double garage



Whilst offering scope for modernisation, the light-filled interiors enjoy generous proportions, high ceilings, and beautiful heritage detailing, along with tranquil views over generous enclosed gardens that face south to the rear. Private garage and gated driveway parking ensure everyday convenience.

A large naturally lit vestibule flows into an extensive entrance hall housing built-in storage. Soft carpeting flows throughout, creating a warm first impression.

Welcoming

entrance hall



South-facing reception rooms

enjoying garden views

The softly carpeted living room is an elegant sitting area, illuminated by double sash windows and centred around a living-flame fire framed by a handsome marble surround.





The formal dining room

Across the hall, the formal dining room also features an attractive fireplace with a living-flame fire and offers a refined setting for entertaining, enjoying a bright triple-aspect outlook and direct garden access.



Bright breakfasting kitchen



Spacious breakfasting kitchen overlooking the front garden



Overlooking the front garden and now presenting exciting scope for a contemporary redesign, the breakfasting kitchen provides excellent fitted storage and generous workspace, including a central island alongside a casual dining area. The space is equipped with an integrated dishwasher, a double wall oven, and an electric hob, in addition to a semi-integrated separate fridge and freezer.





The first-floor principal bedroom is adorned with elegant cornicing and enjoys a south-facing rear position overlooking the garden, creating a tranquil private retreat complete with a four-piece en-suite shower room.



Principal bedroom

with en-suite

Versatile bedrooms *Further*



One double bedroom is located at ground-floor level, offering excellent flexibility as a home office or relaxed family room. Two further upstairs bedrooms are exceptionally spacious and retain classic cornicing. One benefits from superb storage and a bright dual-aspect outlook incorporating a charming arched window, whilst the other enjoys a peaceful south-facing rear aspect.

C

Family bathroom

and WC cloakroom

The first floor is served by an airy three-piece bathroom illuminated by an exquisite coloured-glass window, whilst a convenient WC cloakroom is positioned just off the rear hall.



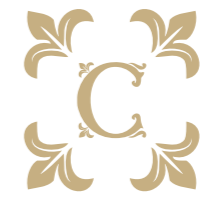
Beautiful mature gardens



Enclosed gardens and garage parking

The enclosed gardens feature a stone boundary wall to the front, creating excellent privacy, and extend generously to the rear with a sunny south-facing aspect. Manicured lawns are framed by colourful flower beds and established shrubs and trees, creating a picturesque outdoor setting for summer entertaining and family relaxation.

A gated front driveway leads to an attached double garage, providing easy private parking and additional storage.



The leafy and exclusive suburb of

Trinity

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional, and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craighleith Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers.



Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city, with the Airlink offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.



SCHOOLS

State Schools: Trinity Primary School, Holy Cross RC Primary School, Trinity Academy
Independent Schools: Edinburgh Academy, Fettes College, Stewart's Melville College, The Mary Erskine School
University: The University of Edinburgh, Edinburgh Napier University, Heriot-Watt University

CULTURE

The Shore, Newhaven Harbour, Royal Botanic Garden Edinburgh, Ocean Terminal, and Edinburgh's renowned festivals and cultural attractions

SHOPPING

Craigleith Retail Park, Ocean Terminal, local independent retailers, cafés, and convenience stores



LEAFY RESIDENTIAL SETTING
 COMBINING ELEGANT ARCHITECTURE
 WITH EXCELLENT ACCESS TO THE
 CITY CENTRE AND WATERFRONT

LOCATION



Approximately
 2.5 miles north of
 Edinburgh city centre

PARKS

Victoria Park, Royal Botanic Garden Edinburgh, Water of Leith Walkway, cycle paths, and the Firth of Forth waterfront

TRANSPORT



Bus – Regular services throughout the area, including Airlink airport connections
 Tram Stop – Newhaven (approximately 1.5 miles)
 Railway Station – Haymarket (approximately 3 miles)
 Airport – Edinburgh International Airport (approximately 8 miles)



SPORTS

David Lloyd Edinburgh Newhaven, Ainslie Park Leisure Centre, Edinburgh Academical Football Club, nearby sailing and watersports facilities

FOOD & DRINK

Stylish bars, waterfront restaurants, independent cafés, traditional pubs, and Michelin-starred dining in nearby The Shore and Newhaven

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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— *Director*

STEPHEN MACKENZIE



For further information on this property, or to arrange a viewing, contact Stephen, who will be delighted to assist you.

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— *About Stephen*

Since entering Edinburgh's property market in 1999, Stephen has built extensive expertise across sales, development, new-build projects, and property management. Renowned for exceptional client service, he prioritises clear communication, ensuring a seamless sales process. He also specialises in property searches for buying clients, offering expert guidance and a steady hand through selection and negotiation.

Stephen lives in Edinburgh's New Town with his wife, Katherine, and their daughter, embracing city life. A keen golfer, he plays in East Lothian and St Andrews, while walks with his retriever, Mabel, take him to Inverleith Park and The Pentlands. His ideal coffee moment is spent with the dog at his feet and a freshly brewed espresso in hand.



CULLERTON'S

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SCAN TO DISCOVER MORE

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