



8 Laverockbank Avenue, Edinburgh, EH5 3BU

Exceptional 1930s semi-detached villa, beautifully extended and finished to an outstanding specification, offering an impressive family home in the heart of Trinity. Occupying a generous plot with landscaped gardens to the front and rear, together with a private driveway, this superb property has been thoughtfully remodelled and upgraded to create bright, versatile living accommodation ideally suited to modern family life. Presented in true move-in condition, the home successfully combines high-quality contemporary finishes with an abundance of original period features, including ornate cornicing, picture rails and ceiling roses, preserving the charm and character synonymous with homes of this era. A fully floored attic, accessed via a Ramsay ladder, provides excellent additional storage.

The accommodation comprises:

- Vestibule
- Welcoming entrance hall
- Elegant bay-windowed living room, currently utilised as a formal dining room, featuring oak-effect herringbone flooring, an attractive fireplace, decorative cornicing, picture rail and glazed double doors opening to the adjoining sitting room
- Versatile sitting room with an impressive marble fireplace, ideal as a family room, snug or children's playroom
- Bright rear-facing breakfast room with French doors opening directly onto the landscaped rear garden
- Bespoke breakfasting kitchen fitted with an extensive range of quality units, granite worktops and a Blanco one-and-a-half bowl sink with Quooker instant boiling water tap, complemented by integrated appliances including a gas hob with extractor hood,



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Neff Hide & Slide electric fan oven, Neff combination oven, dishwasher, washing machine and fridge freezer
- Beautifully designed garden room, seamlessly connected to the kitchen and providing an exceptional additional reception space with direct access to the rear garden
- Generous principal bedroom with a luxurious en-suite bathroo
- Stylish fully tiled cloakroom with WC and wash hand basin
- Upstairs landing
- Three further well-proportioned bedrooms
- Contemporary fully tiled family shower room finished to a high standard

Location

The property is situated within the highly sought-after Trinity district of Edinburgh, approximately two miles north of the City Centre. Renowned for its attractive tree-lined streets and excellent family amenities, Trinity remains one of the capital's most desirable residential locations. A superb range of local shops, cafés, restaurants and recreational facilities are available nearby, while The Shore, Stockbridge and Edinburgh City Centre are all easily reached by car, cycle or excellent public transport links. The property lies within the catchment areas for Victoria Primary School and Trinity Academy and is also conveniently positioned for some of Edinburgh's most respected independent schools, including The Edinburgh Academy, Fettes College and Erskine Stewart's Melville Schools.

Outside & Gardens

The property enjoys beautifully landscaped private gardens to both the front and rear. The west-facing rear garden has been thoughtfully designed to provide an excellent balance of lawn, a generous paved patio ideal for outdoor entertaining, and well-stocked borders planted with a variety of mature shrubs and seasonal plants. To the front, a landscaped garden is complemented by a private paved driveway providing convenient off-street parking.

Extras

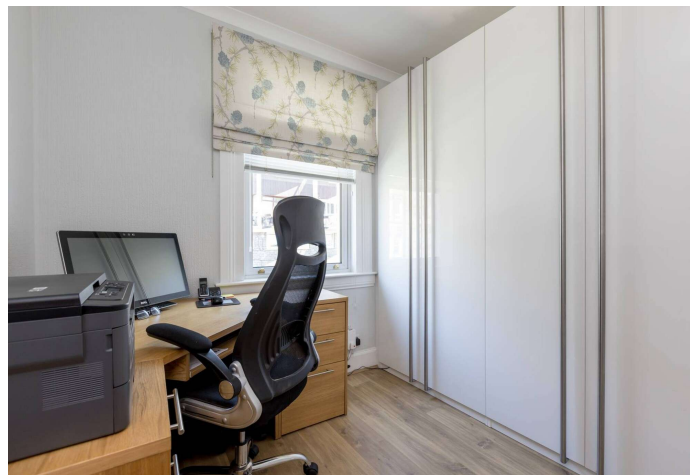
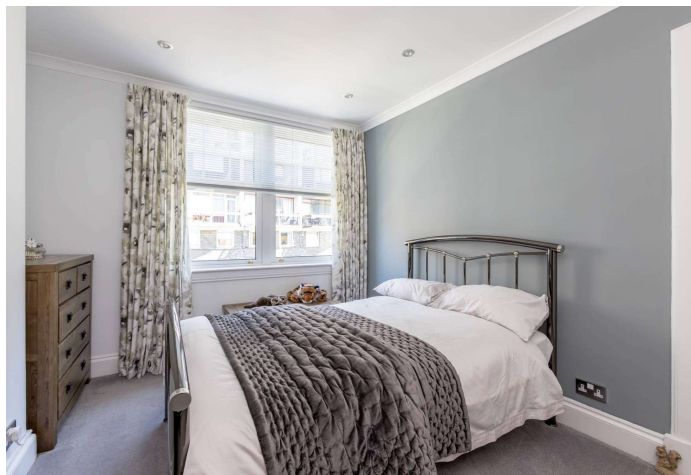
All fitted floor coverings, blinds, light fittings and kitchen appliances are included in the sale.

Council Tax - Band E







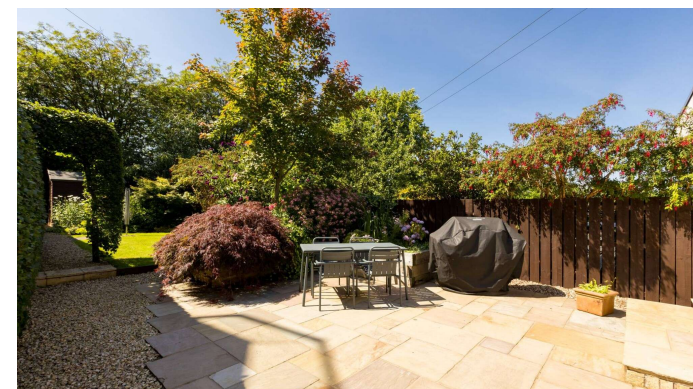
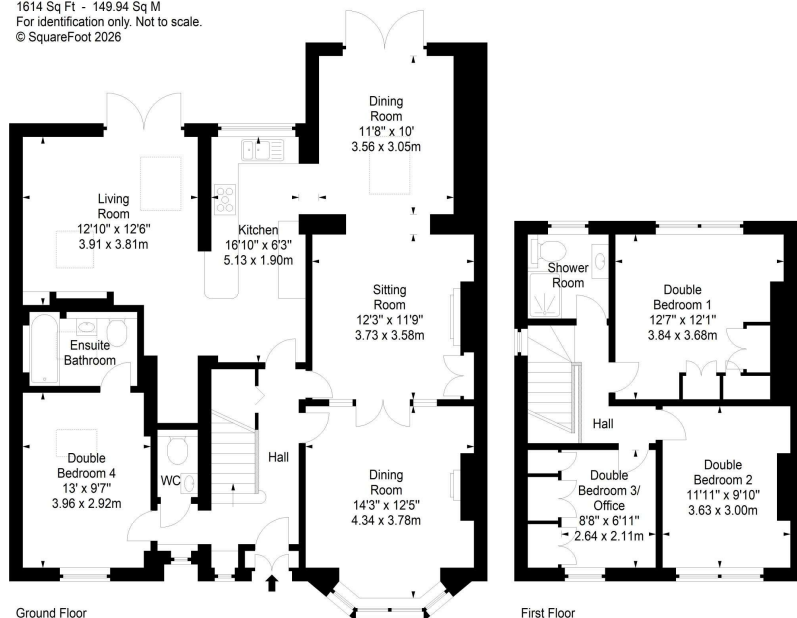




Laverockbank Avenue,
Edinburgh,
Midlothian, EH5 3BU



Approx. Gross Internal Area
1614 Sq Ft - 149.94 Sq M
For identification only. Not to scale.
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ESTATE AGENTS

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