

55 Larkfield Gardens

TRINITY, EDINBURGH, EH5 3QB



*EXCEPTIONAL FIVE-BEDROOM FAMILY HOME
WITH ELEGANT INTERIORS*



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THE PROPERTY

McEwan Fraser Legal are delighted to present an exceptional five-bedroom residence offering beautifully proportioned accommodation, elegant interiors and a high degree of privacy in one of Edinburgh's most desirable residential locations.

Set behind a private driveway with garage and EV charging point, the property immediately creates a sense of space and exclusivity. The entrance opens through a welcoming foyer into the main hallway, where a striking spiral staircase forms a central architectural feature and connects the three levels of accommodation.



THE PROPERTY

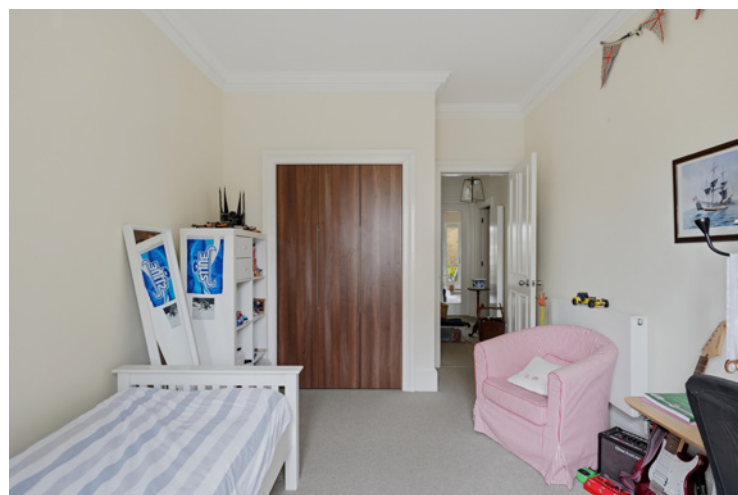
The principal living spaces are arranged with both comfort and entertaining in mind, comprising the kitchen and dining/entertaining area, WC and separate utility space. The kitchen is finished with sleek white cabinetry, fitted appliances and crisp white décor, creating a bright, contemporary setting enhanced by an abundance of natural light. Full-height glazed patio doors open directly onto the rear garden, allowing the indoor space to flow effortlessly into the outdoor entertaining area.





THE PROPERTY

The second floor continues the sense of light and space, with two generously proportioned bedrooms, both finished in neutral tones and enhanced by double casement windows. The family room is an inviting and elegant space, with neutral décor, a gas fireplace and excellent natural light. From here, doors open onto a private balcony overlooking the rear garden, creating a superb additional space to relax and enjoy the outlook.



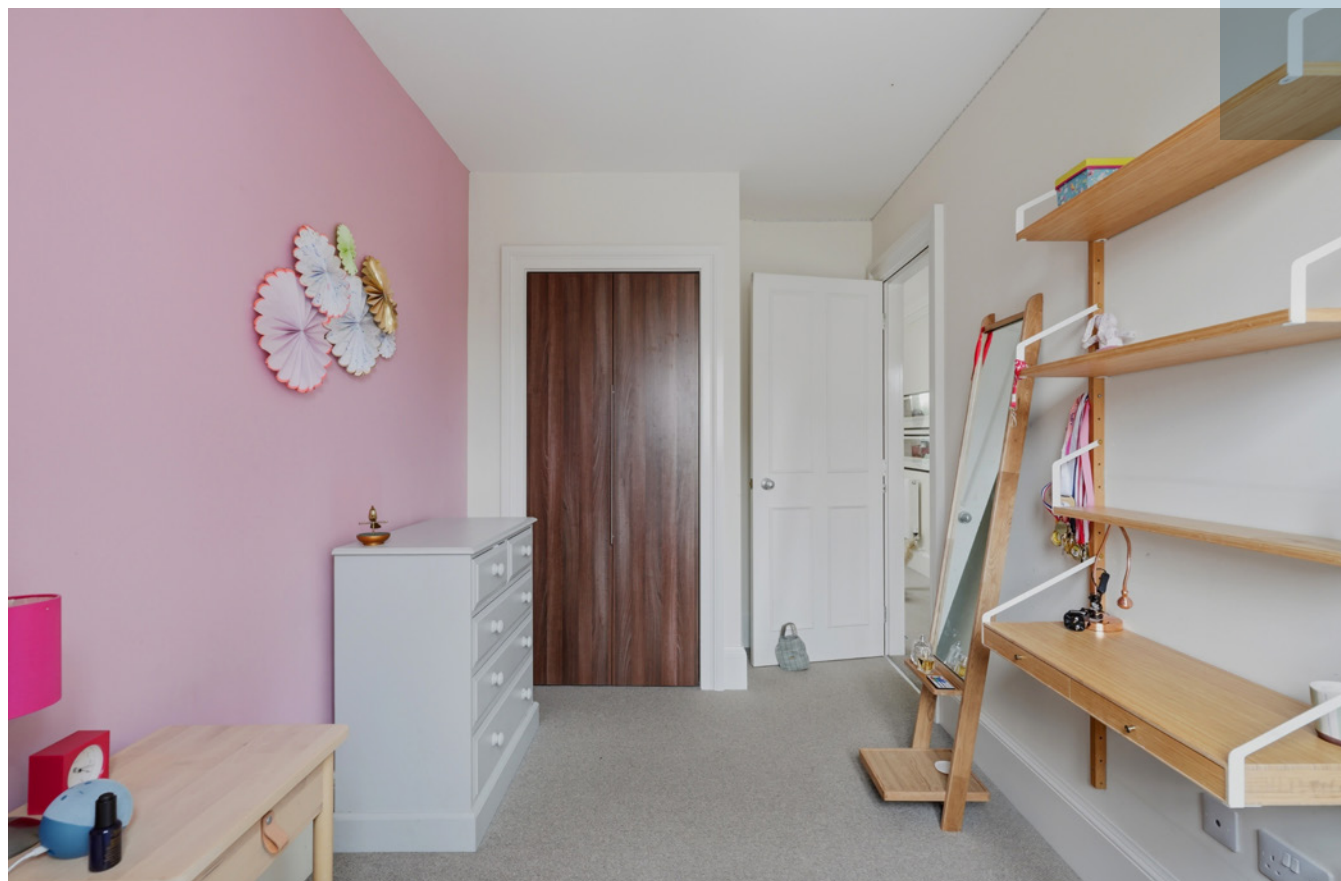


THE PROPERTY

The upper floor is home to the impressive principal bedroom suite, a bright and refined retreat with double casement windows, a walk-in wardrobe and private WC. The WC is finished with brown oak cabinetry and large-format grey floor tiling, giving the space a sophisticated, contemporary finish. Two further bedrooms are also positioned on this level, each bright, spacious, and neutrally decorated.

The family bathroom is equally well appointed, combining brown oak cabinetry with neutral tiling for a polished and timeless look. A separate shower sits opposite the bath and is enclosed by floor-to-ceiling glazing, adding to the clean, luxurious finish.

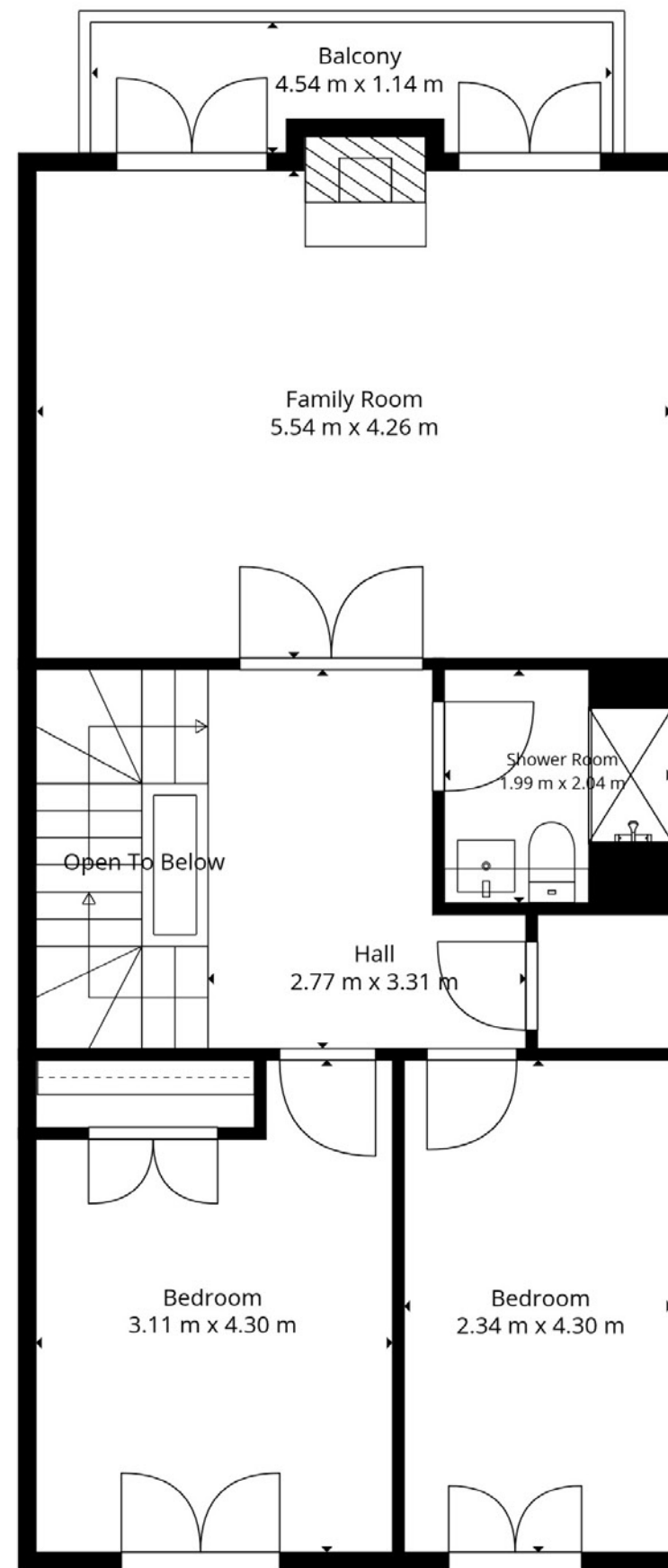
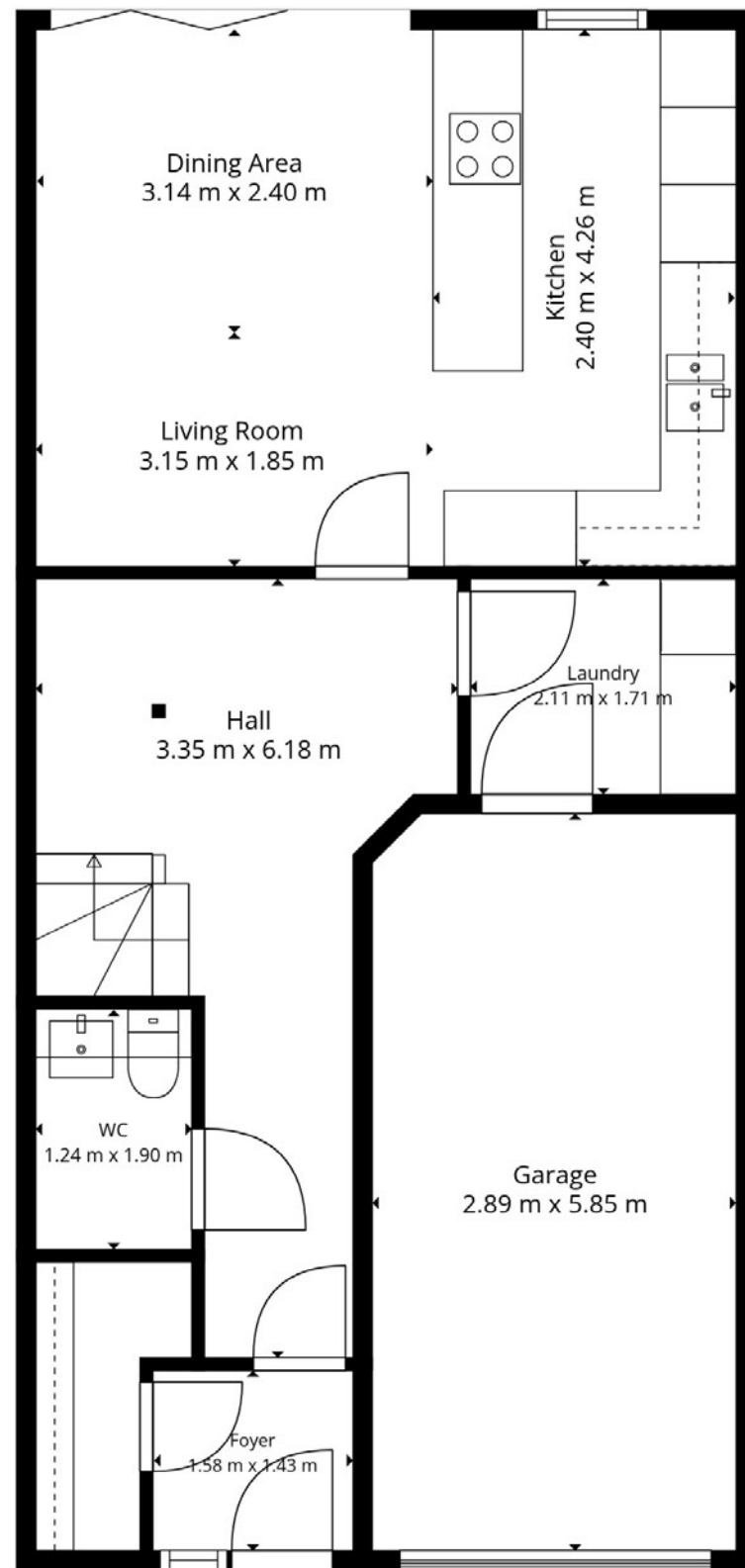




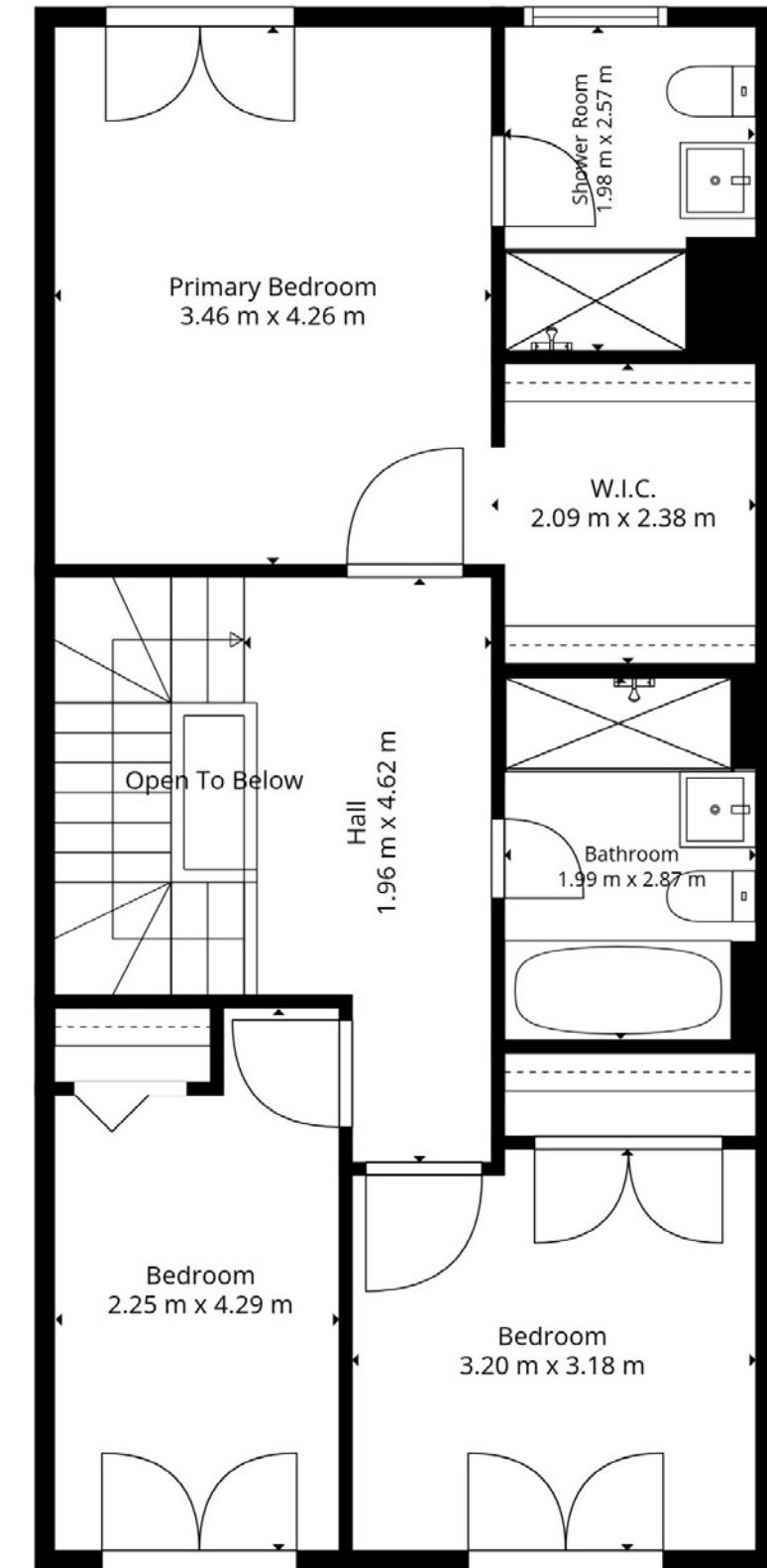




A further standout feature is the top-floor skylight, designed to draw natural light through the central stairwell and into the lower levels of the property, enhancing the sense of openness throughout the home.



Gross internal floor area (m²): 190m²
EPC Rating: C



THE PROPERTY

Externally, the combination of the private driveway, garage, EV charging point, secluded rear garden and elevated balcony further enhances the appeal of this substantial residence. The rear garden is a particularly attractive feature of the home, offering a private and secluded setting. A generous patio provides ample space for outdoor dining and seating, while established planting, flowers, lawn, and mature trees create a peaceful and beautifully enclosed backdrop.





Situated in highly regarded Trinity, the property enjoys excellent access to some of Edinburgh's finest schools, local amenities, green spaces, and transport links, while remaining within easy reach of the city centre, Stockbridge, Leith, and the waterfront.

With its generous proportions, elegant presentation, flexible layout, and exceptional privacy, it offers a rare opportunity to acquire a distinguished family home in one of Edinburgh's most sought-after residential areas.

THE LOCATION

Nestled in the sought-after neighbourhood of Trinity, Larkfield Gardens offers tranquillity while keeping the city centre within easy reach. Local amenities, parks, schools, and excellent transport links are all at your fingertips, promising a convenient and vibrant lifestyle. The district is purely residential in nature and is situated just north of the New Town connected to it by Inverleith Row.

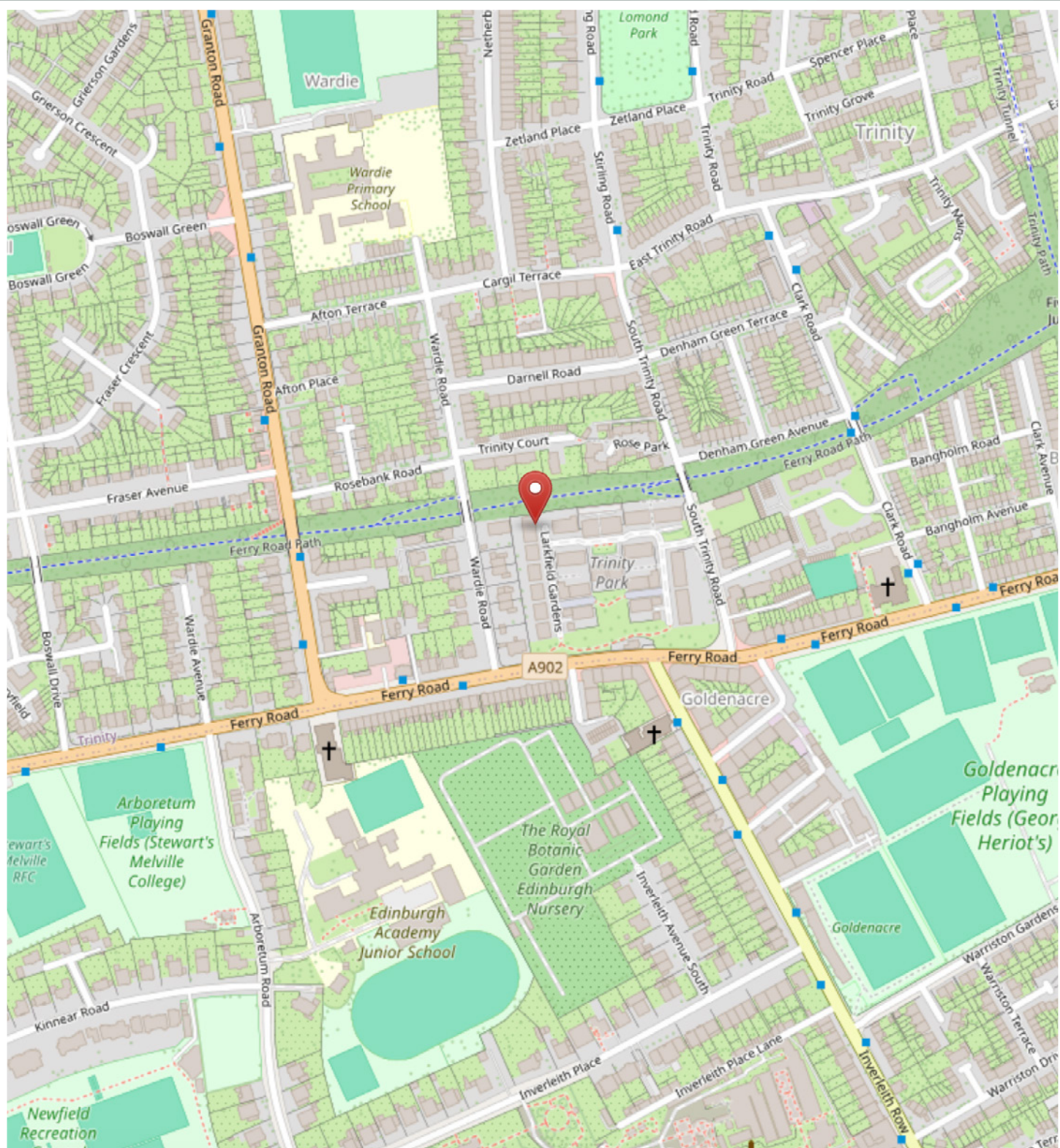
The trip into the City Centre might take as little as fifteen minutes using one of the many and frequent bus services that pass through the district. Being located near Ferry Road, travel to the east and west side of the city cannot be simpler or more convenient.



THE LOCATION

For those who enjoy open air facilities, there are the Botanic Gardens and Inverleith Park nearby. The walkways created on some of Edinburgh's old railway lines which radiate out from Warriston offer country-like walks yet within the very heart of the city. This is a peaceful, quiet, convenient, and well-established area surrounded by excellent services and amenities and within the easiest possible reach of the City Centre. Because of all this, it is a much respected and highly sought after.





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