



2 Rosebank Gardens

Trinity, Edinburgh, EH5 3QR



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A spacious family home combining comfort, versatility & outdoor space

- Generous sitting room
- Family/dining room
- Kitchen/breakfast room
- 3 double bedrooms
- Family bathroom
- Private front & rear gardens
- Driveway & garage
- Gas central heating & double glazing
- Close to highly regarded schools
- Excellent local amenities & transport links



Offers Over:

£475,000



 Freehold

Further information can be found in the home report.

About the Property

Set within the desirable Trinity district of Edinburgh, the property is an attractive semi-detached family home offering spacious and versatile accommodation ideally suited to modern family living.

The accommodation is thoughtfully arranged to provide flexibility for a variety of lifestyles, with well-proportioned rooms throughout and ample space for both everyday family life and entertaining.

Externally, the property enjoys a private driveway, as well as a garage offering additional storage or parking options.

To the rear, the private westerly facing garden provides an ideal setting for relaxing and family activities.

The current owners have obtained planning permission for a rear dormer extension to create an additional bedroom/home office; an en-suite bathroom to bedroom 2; and for the removal of the adjoining wall of the kitchen & dining room to form an open plan living space.

Extras

To include all fitted flooring, curtain poles and blinds, light fittings, cooker, fridge/freezer, washing machine and dishwasher in the sale.

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📍 Location

The property lies in the established residential district of Trinity, approximately 2 miles from the city centre & close to the Firth of Forth.

There is fantastic local shopping at Goldenacre and a nearby supermarkets include Morrisons, Waitrose, Sainsbury's and Asda. The Royal Botanic Gardens and Inverleith Park are within easy reach.

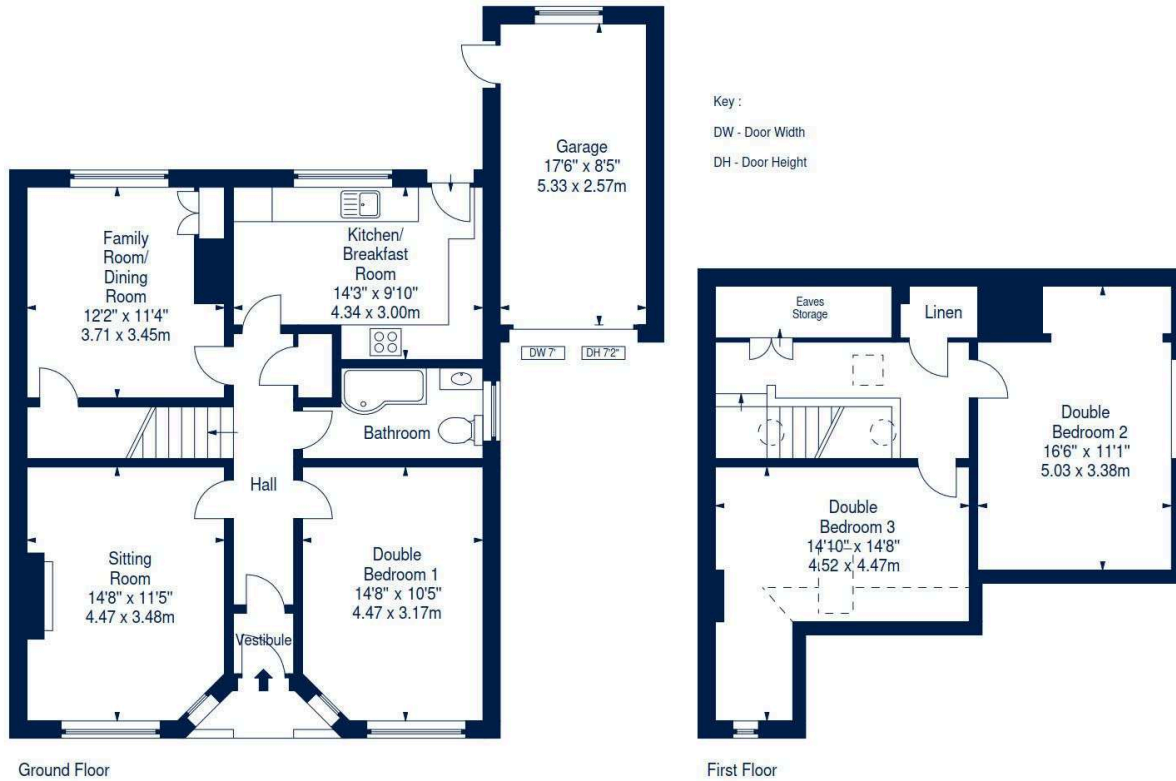
Neighbouring Leith and Granton Harbour offer excellent shopping and dining facilities, and the Ocean Terminal is home to shops, eateries, and Vue cinema. Excellent schooling is represented in the state and private sector.





Floor Plan

2 Rosebank Gardens, EH5 3QR



House - Approx. Gross Internal Area - 1297 Sq Ft - 120.49 Sq M
Garage - Approx. Gross Internal Area - 149 Sq Ft - 13.84 Sq M

For identification only. Not to scale. © SquareFoot 2026





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