



23 (1F) Stanley Road
Trinity, Edinburgh, EH6 4SE



VMH ESTATE AGENTS



Exceptional, elegant upper villa located in the prestigious residential area of Trinity

- Elegant sitting room - bay window
- Superb kitchen/dining room
- 3 well proportioned double bedrooms
- Stylish family bathroom
- Large, welcoming entrance hall
- Bright & generously proportioned
- Prestigious residential area
- Lovely enclosed private garden
- Garage & parking space
- Gas central heating

Offers Over: £650,000

EPC Rating: D

Council Tax: F

Tenure: Freehold

Further information can be found in the home report.

About the Property

Forming part of a handsome detached Victorian villa this stunning upper villa is located in the highly sought after residential area of Trinity. This impressive property benefits from a garage and a lovely area of private garden with parking space to the rear.

The truly impressive interior is bright and generously proportioned throughout offering wonderful living and entertaining space in excellent order throughout.

The interior is complemented by some charming features such as decorative cornicing, parquet flooring and a lovely fireplace in the bay windowed sitting room.

Extras

All fitted floor coverings, curtains, curtain poles, blinds, Falcon range cooker, extractor hood, fridge/freezer, dishwasher and washing machine. The garden shed also included in the sale price.

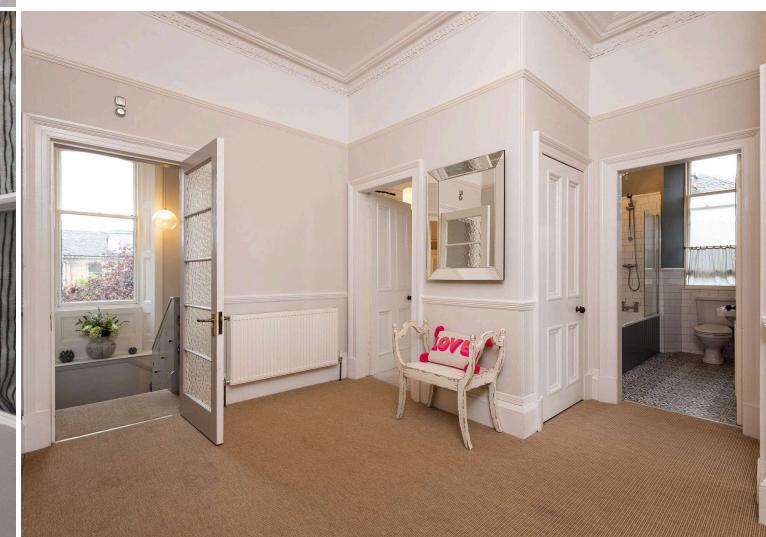




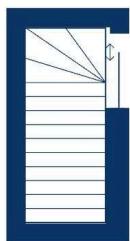


Location

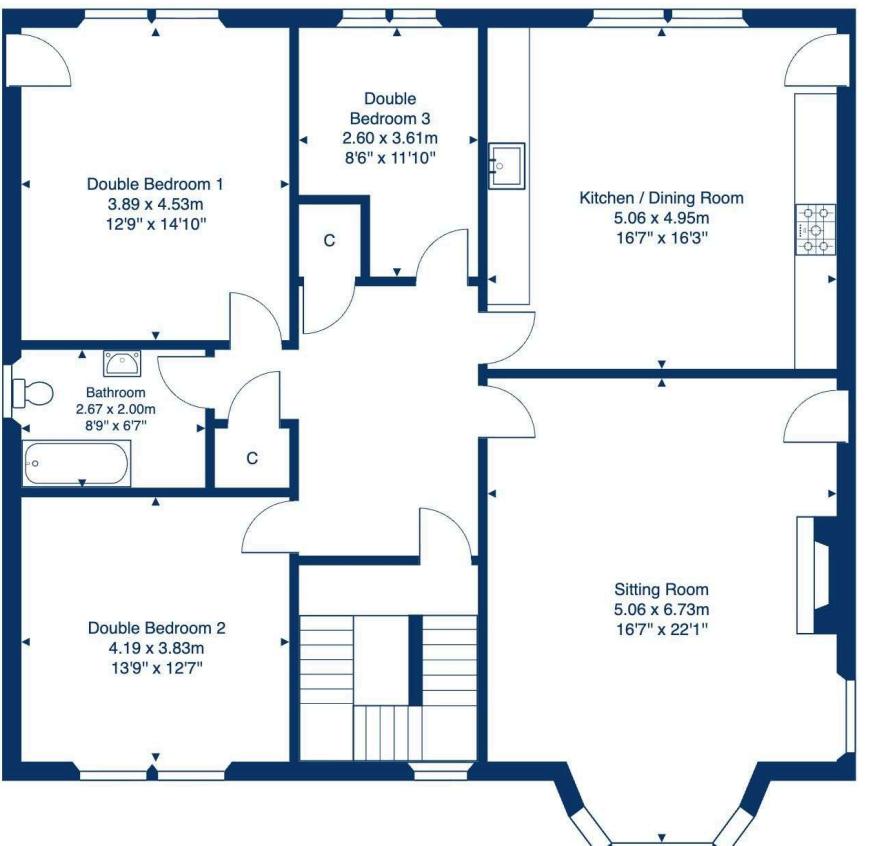
The property lies in the affluent and established residential district of Trinity, approximately 2 miles from the city centre and close to the Firth of Forth. This is a high amenity district with pleasant leafy streets and a fine local park with an active tennis and bowling club. There is fantastic local shopping at Goldenacre and a nearby supermarket includes 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.



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Ground Floor



First Floor

Total Area: 131.9 m² ... 1420 ft²

All measurements are approximate and for display purposes only.





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.