



**136 East Trinity Road, Trinity,  
Edinburgh, EH5 3PR**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## IMPRESSIVE

BEAUTIFULLY PRESENTED, MID-TERRACE, PERIOD PROPERTY



This impressive and beautifully presented, four bedroom, mid-terrace, stone built, period property has an excellent location in the heart of the extremely sought after Trinity district, close to local amenities, well regarded schools, green spaces, Newhaven Harbour and the vibrant Shore. The interior offers generously proportioned rooms, which have been tastefully decorated and offer elegant period features throughout. The entrance to the property is through a pretty front garden, edged with hedging, into a vestibule, with tiled floor and hallway, with original cornicing and under stair storage. To the front of the property there is a stunning lounge with bay window, working shutters, cornicing and an attractive fireplace. To the rear of the property there is a dining room, with gas flame fire, cornicing, a walk-in cupboard and shutters, a W.C., a family room with an Edinburgh Press, storage, the original maid's bell, a stair leading up to the original maid's room, ideal as a home office, a fitted kitchen, with a good range of units and appliances, marble worktops and a door leading out to the garden. On the upper floor there is a master bedroom, with a bay window, cornicing, fireplace and an ensuite shower room, three further bedrooms, all with fireplaces, landing with a linen cupboard and beautiful cupola, and a smart family bathroom. To the rear of the property there is a lovely walled garden with an area of lawn, fruit trees, attractive borders and a patio for al fresco dining.

- Vestibule and hallway
- Three public rooms
- Kitchen
- Study
- Master bedroom with ensuite
- Three further bedrooms
- Family bathroom
- Attic with Ramsay ladder
- W.C.
- Gas central heating
- Outhouse
- Front and rear gardens
- On-street parking





## TRINITY

The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including local shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible by bus and tram and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides major stores and a multi-screen cinema. There is a 24-hour Asda supermarket located within neighbouring Newhaven district and there is a Sainsburys local located on Craighall Road. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.



### Extras

All fitted carpets, floor coverings, curtains, blinds, light fittings, double oven, hob, washing machine, dishwasher and fridge freezer are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

G

### Home Report Valuation

£850,000

### EPC Rating

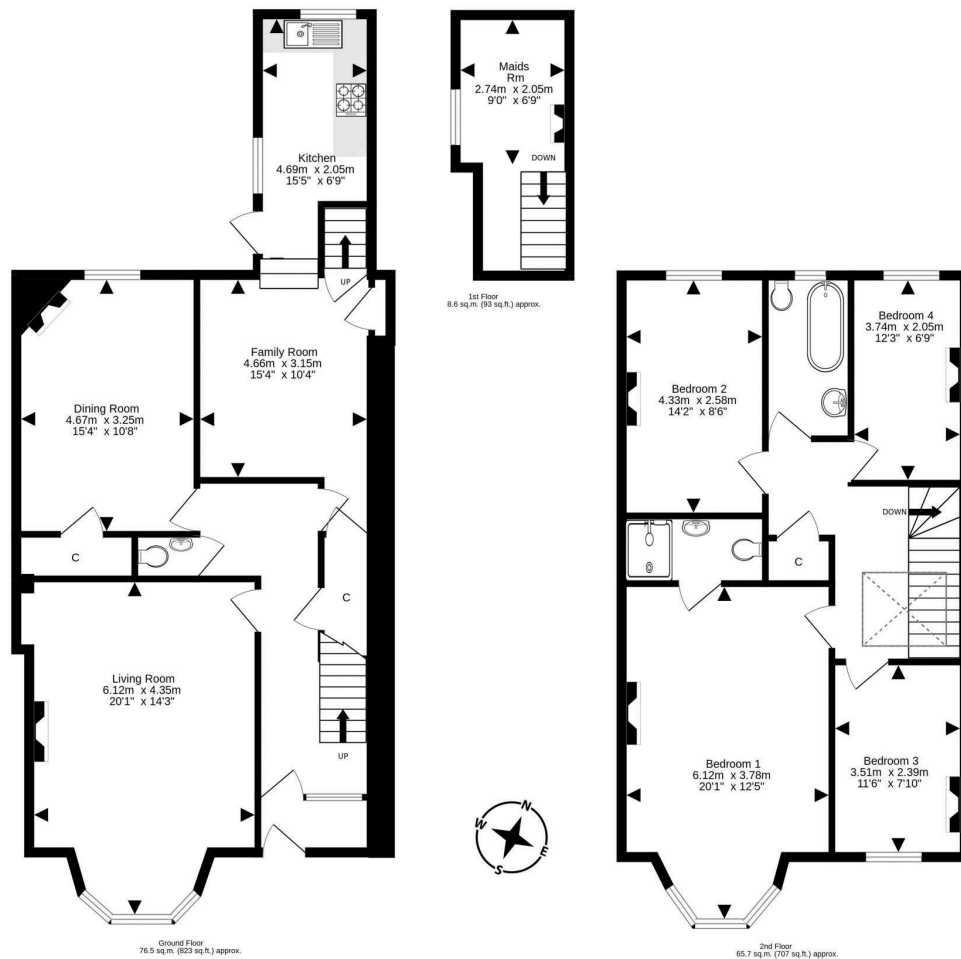
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