

# 190 FERRY ROAD

Trinity, Edinburgh, EH6 4NW



**SEMI-DETACHED**  
*townhouse in Trinity*



**GILSON GRAY**  
LAW • PROPERTY • FINANCE



# CONTENTS

- 08** **Entrance**  
With its Tudor Gothic façade, this family home is impressive from the outset...
- 10** **Reception rooms**  
With five reception rooms to choose from, there is a space for every occasion...
- 14** **Kitchen**  
A large breakfasting kitchen with generous storage and workspace...
- 19** **Bedrooms**  
Located throughout the property are five bright and spacious double bedrooms...
- 23** **Bathrooms**  
Conveniently, the home has washroom facilities on every floor...
- 24** **Garden & parking**  
The large rear garden is an idyllic haven that has been carefully landscaped with the entire family in mind...
- 26** **Area**  
Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area...



**PROPERTY NAME**

190 Ferry Road

**LOCATION**

Edinburgh, EH6 4NW

**APPROXIMATE TOTAL AREA:**

344.1 sq. metres (3704 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● SECOND-FLOOR

The floorplan is for illustrative purposes. All sizes are approximate.



# WELCOME TO 190 Ferry Road

This exclusive semi-detached townhouse in highly sought-after Trinity is a traditional C-listed building (circa 1860), which has a massive footprint of 3,704 square feet, comprising five reception rooms, four washrooms, and five bedrooms – all presented to exceptionally high standards. This townhouse has been extended and upgraded to provide a wealth of high-end accommodation. It combines contemporary aesthetics with traditional period features, creating a luxurious five-bedroom residence that meets all the requirements for modern families, including a new kitchen, recently-installed washrooms, a landscaped garden, and generous private parking. Furthermore, the southeast-facing property is situated in exclusive Trinity within the Victoria Park conservation area – a convenient location that is within easy reach of the city centre.

## GENERAL FEATURES

C-listed semi-detached townhouse in Trinity  
 With a massive footprint of 3,704 sq. ft.  
 Set in the Victoria Park conservation area  
 High-end modern interiors with period details  
 Elegant, sympathetic interior design throughout  
 EPC Rating - E | Council Tax band - G

## ACCOMMODATION FEATURES

Vestibule and reception hall with storage  
 Five expansive reception rooms  
 New Shaker-inspired breakfasting kitchen  
 Large utility room with an adjacent WC  
 Upper landings with generous storage  
 Five spacious and airy double bedrooms  
 Dressing room with built-in wardrobes  
 Family bathroom with four-piece suite  
 Two high-specification shower rooms  
 Lurton smart lighting system  
 Smart equipment capabilities  
 Some rooms are hard-wired for music integration  
 Smart heating thermostats via Honeywell Home app

## EXTERIOR FEATURES

Front garden/driveway for three cars  
 Mature landscaped rear garden with store

# ENTRANCE

## An unforgettable welcome

With its Tudor Gothic façade, this family home is impressive from the outset. Inside, the front door opens to a vestibule and reception hall, laid with classic Victorian floor tiles. Brimming with character and generous storage, it is an unforgettable welcome.



# RECEPTION ROOMS



## Five expansive reception rooms

With five reception rooms to choose from, there is a space for every occasion. Fronted by a southeast-facing bay window, the living room is the place to relax. It enjoys soothing décor, highlighted by ornate cornice work, and is framed by an imposing mantelpiece inset with a log-burning

stove. For family occasions, there is a formal dining room with an attractive fireplace and a neat picture rail. Plus, a generous extension creates a contemporary family room, complete with an apex ceiling, oversized windows, and garden access – perfect for entertaining and socialising.

On the first floor, there is also an elegant drawing room, which mirrors the size of the living area, and includes a southeast-facing bay window (with working shutters), elaborate corning, and a lavish feature fireplace. In addition, there is a cinema room as well, providing a casual setting for watching movies.



# KITCHEN



## A large breakfasting kitchen with generous storage & workspace

Sharing an open-plan layout with the family room, the new breakfasting kitchen is stylish and sophisticated. It has a premium Shaker-inspired design, equipped with a wealth of cabinets and sweeping worktops made of solid quartz. Aesthetically pleasing and ergonomic, it is further enhanced by high-end integrated appliances, a Zip tap (with sparkling water), and a fitted bookcase and wine store. It is also supplemented by a newly-fitted utility room, which has a second integrated fridge/freezer and space for additional appliances.

Extras: all fitted floor and window coverings, and integrated kitchen appliances (Neff double oven, Neff microwave, induction hob, two fridge/freezers, and dishwasher) to be included in the sale. Light fittings are available by negotiation.

Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





# BEDROOMS

Five tranquil bedrooms that are bright and spacious



Located throughout the property are five bright and spacious double bedrooms that maintain the high standards found throughout. The principal bedroom is on the first floor, enjoying a press cupboard, a beautiful feature fireplace, and access to a dressing room lined with built-in wardrobes. Three additional bedrooms are on the second floor, off a landing with a generous storage room. The final bedroom, with a press cupboard and a sleek feature fireplace, is on the ground floor. If required, one of the many reception rooms could easily be repurposed as a sleeping space to further increase the number of bedrooms.







## BATHROOMS

**A high-spec  
washroom on  
every floor**

Conveniently, the home has washroom facilities on every floor. At ground level, there is a WC and a family bathroom, which has a suave traditional-inspired aesthetic. The bathroom is also fitted with a high-spec four-piece suite, including a freestanding bathtub and a double walk-in rainfall shower. In addition, there are shower rooms on the first and second floors, both of which are of an equally high standard. Furthermore, the bathroom and shower rooms are all newly installed within the last two years.



# GARDEN & PARKING

A magical garden for families



The large rear garden is an idyllic haven that has been carefully landscaped with the entire family in mind. It is fully enclosed for pets and children and it has an impressive lawn, fringed by mature plants, as well

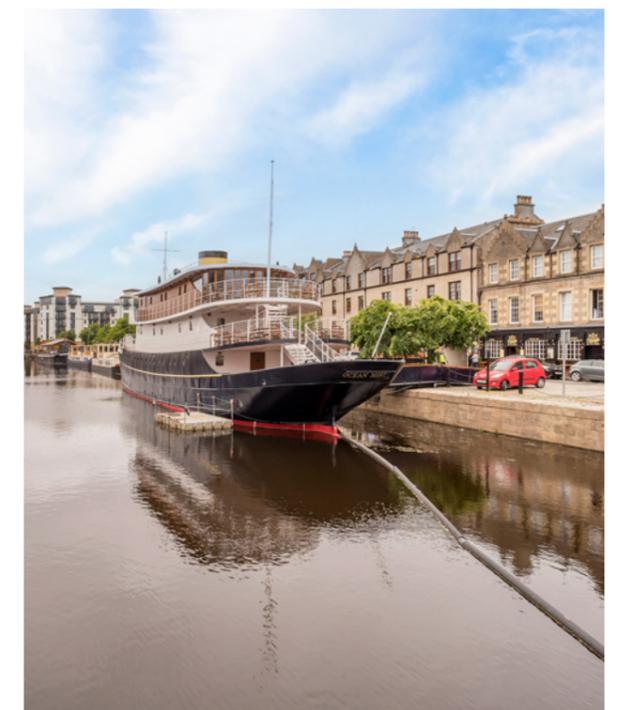
as apple and pear trees. There is also a timber deck for alfresco dining in the sun and a patio set beside a beautiful water feature. A private front garden/driveway provides off-street parking for three cars as well.

# TRINITY, EDINBURGH

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities.



These are supplemented by extensive shopping facilities at nearby Craigmile Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city, with the Airlink offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.





# GILSON GRAY

LAW • PROPERTY • FINANCE

Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

GILSONGRAY.CO.UK

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.