

# 25/3 East Trinity Road

Trinity, Edinburgh, EH5 3DZ

mhdlaw



1 Public

3 Bed

EPC

*“Spacious three-bedroom, second floor flat”*



# Features

- Second Floor Flat in B Listed Tenement Building
- Large Entrance Hall With Storage Cupboards
- Bay-Fronted Living Room with Period Fireplace
- Private Balcony with Sea Views
- Spacious Kitchen/Dining Room with Utility
- Master bedroom decorated in Timorous Beasties wallpaper with Ornate Fireplace.
- Two Further Bedrooms with Period Features
- Box Room/Walk-In Wardrobe
- Family Bathroom
- Sash and Case Windows
- Well-Maintained Communal Gardens
- Free and readily available on-street parking



## DESCRIPTION

Bursting with period features and with an abundance of natural light, this spacious three-bedroom, second floor flat is set within a charming B-Listed exterior. The property offers flexible accommodation, with a large central hallway and useful box room/walk-in wardrobe as well as a stunning private balcony with views out over the Firth of Forth.

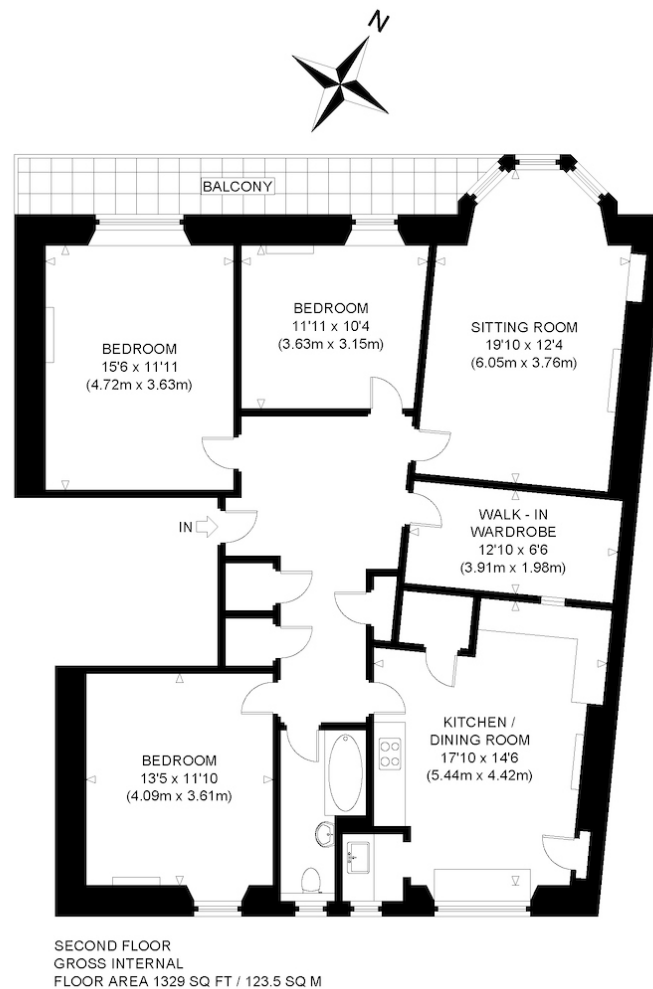
## LOCATION

East Trinity Road is a popular residential road, in a highly desirable area, peppered with charming local amenities such as coffee shops, doctors' surgeries and parks. On neighbouring Craighall Road one finds a Sainsburys Local and for a larger selection of stores and supermarkets. The Port of Leith is approximately 1 mile away and is home to the Royal Yacht Britannia, a multi-screen cinema and award-winning waterfront restaurants and bars. The lovely seaside eateries at Newhaven Harbour are also close by and for those seeking fresh air and exercise, there is a David Lloyd Gym and the lovely green spaces of Victoria Park, Inverleith Park and The Royal Botanical Gardens, all within easy reach. The North Edinburgh Cycle Network offers plenty of cycling and walking routes leading into town and down to the shore at Newhaven. The local schools have an excellent academic reputation (Wardie and Trinity Primary Schools and Trinity Academy) and in the private sector Edinburgh Academy, Fettes College and Stewart's Melville College are all within close proximity. Regular bus services on the doorstep connect with Edinburgh City Centre as well as the surrounding area. The Newhaven tram terminus is also nearby. There is easy access by car onto Ferry Road, leading to the City Bypass and motorway network for commuters.

**HOME REPORT VALUE – £425,000**

**COUNCIL TAX BAND E**

*All appliances in the property are sold as seen and no warranties will be given.*



EAST TRINITY ROAD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1329 SQ FT / 123.5 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
Copyright © exposure  
[www.photographyandfloorplans.co.uk](http://www.photographyandfloorplans.co.uk)

**Viewing – By appointment, please call MHD Law on 0131 555 0616**

All enquiries, note of interest and offers to be directed to the property department at:

45 Queen Charlotte Street, Leith, Edinburgh, EH6 7HT  
T: +44 (0) 131 555 0616 E: [edinburgh@mhdlaw.co.uk](mailto:edinburgh@mhdlaw.co.uk)

**espc**