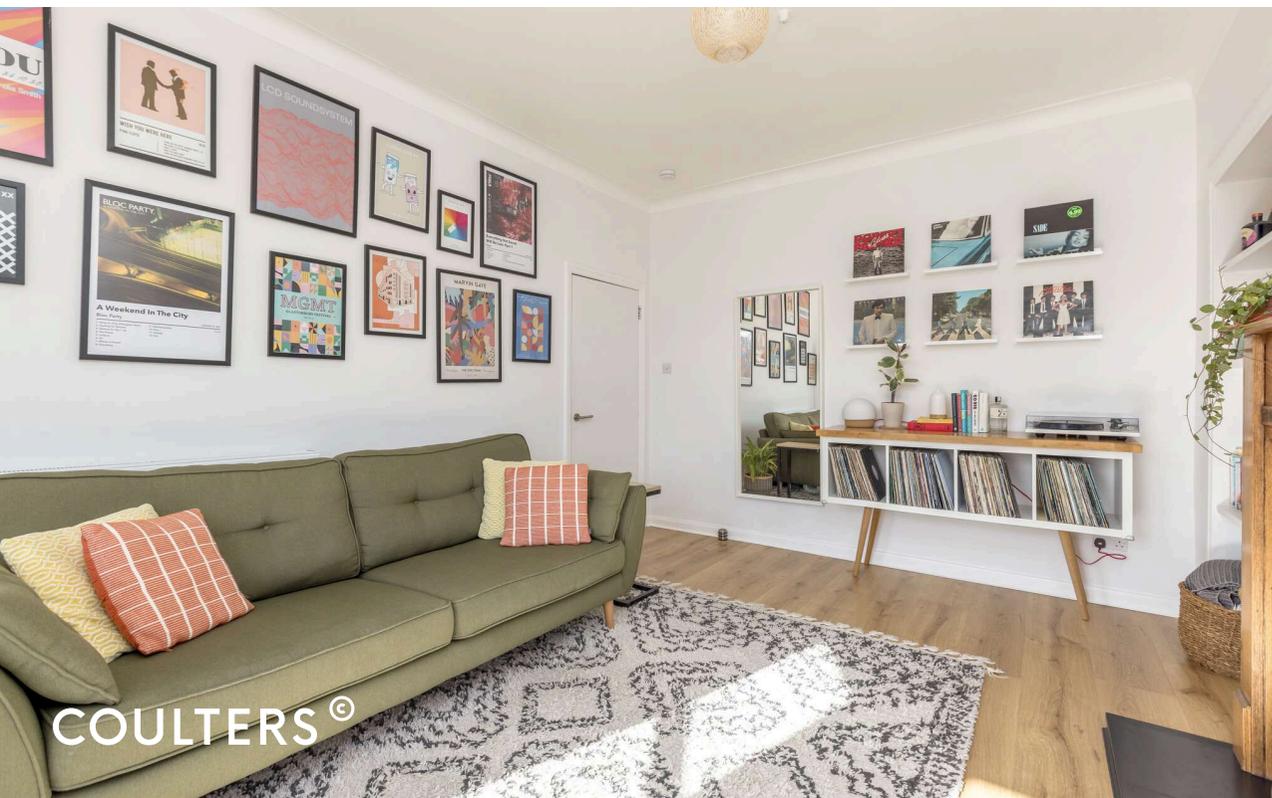


COULTERS[©]

17 MAYVILLE GARDENS EAST

TRINITY, EDINBURGH, EH5 3DW

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Tucked away on a quiet street in sought after Trinity, sits the stunning 17 Mayville Gardens East, an immaculately presented four bedroom, main door double upper flat with a delightful private rear garden. The property has been lovingly upgraded by the current owners to create sophisticated, warm and welcoming spaces throughout (with views to the Firth of Forth).

To the front, the south facing bay windowed sitting room is flooded with natural light, creating a comfortable place to relax and unwind. The gorgeous timber fireplace with cast iron insert creates a beautiful focal point in the room.

KEY FEATURES



Immaculately presented maindoor double upper.



Four double bedrooms.



Generous private rear garden.



Unrestricted on street parking.



Located in the highly desirable area of Trinity to the north of the city centre.



An array of local amenities within walking distance.



EPC Rating - C



Council Tax Band - E



The stunning fitted kitchen / dining room has attractive views towards the rear garden, with wall and base mounted cabinetry incorporates Neff appliances comprising, gas hob, extractor hood, oven, microwave, dishwasher and fridge.

A stylish modern bathroom is fitted with a bath (and shower over), WC and wash hand basin.

Two delightful double bedrooms are also located on this level (one with fitted wardrobes), in addition to a good sized under stair cupboard.





MORE INFORMATION

On the upper floor, the lovely, bright principal double bedroom is filled with yet more natural light from both sides and benefits from an en-suite bathroom (with bath, shower over, wash hand basin and WC). Another double bedroom is also located on this floor, flooded with natural light.

Heating and hot water is provided by gas central heating and there is double glazing.

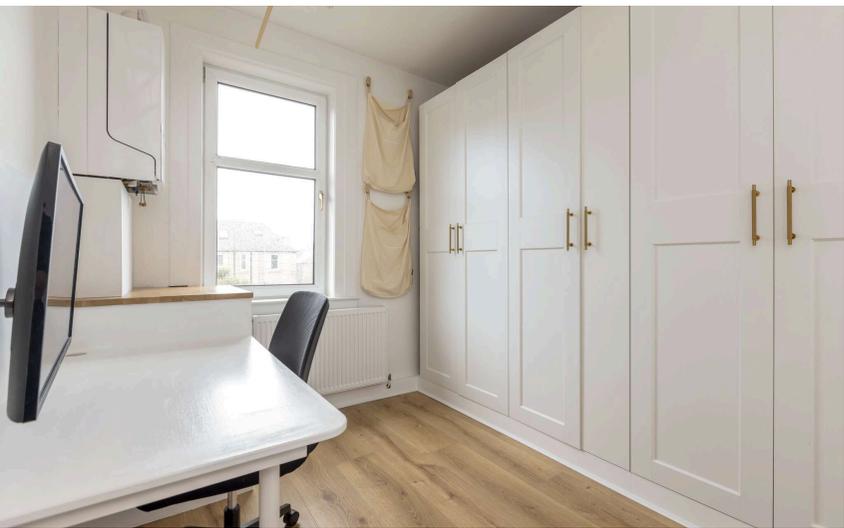
Externally, there is a private path leading to the front door, which also connects to the generous rear private garden. This is mainly laid to lawn with a patio area, with established trees and shrubs.

Unrestricted parking is available on the street outside.

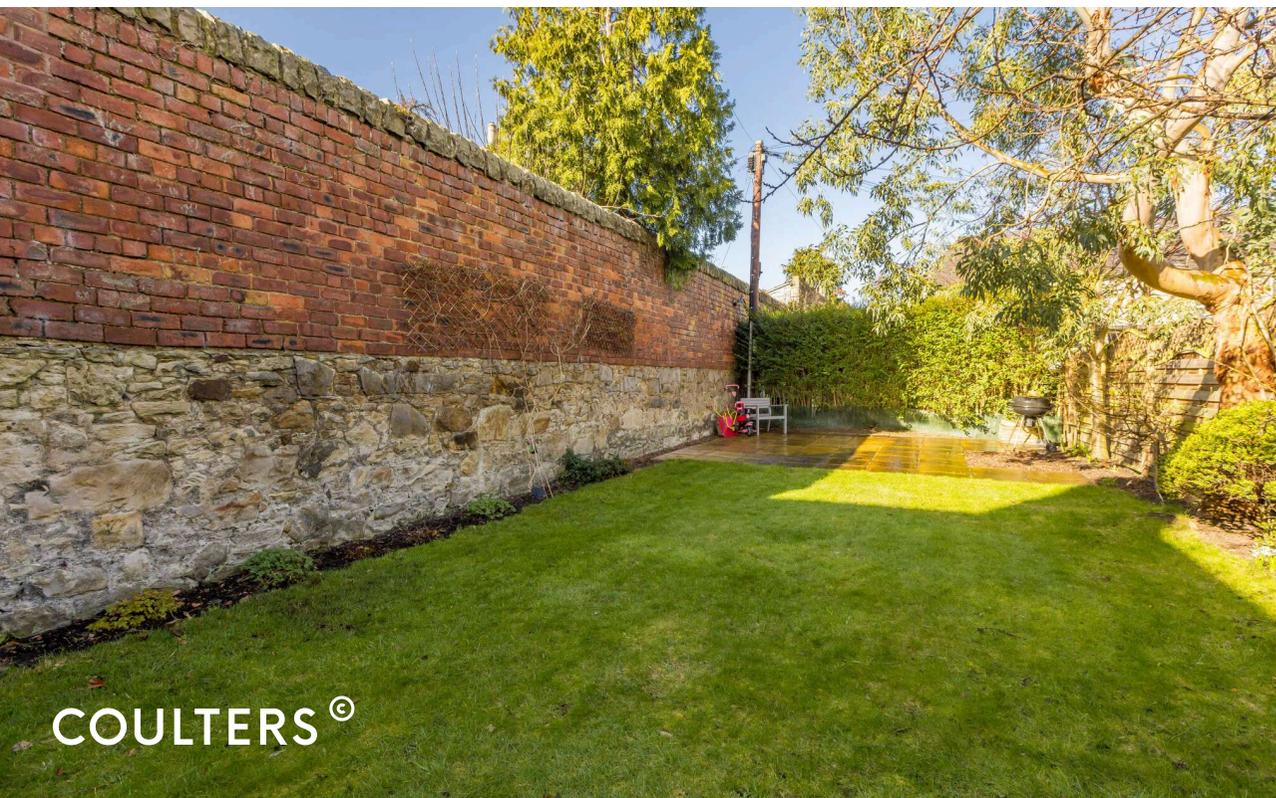
EXTRAS

All blinds, light fittings, fitted flooring and fitted kitchen appliances are included in the sale price.









THE LOCAL AREA

The well-established residential area of Trinity is popular with families and professionals alike thanks to its excellent local amenities. The Royal Botanic Garden of Edinburgh is nearby whilst green open spaces closer to the property include the cycle path network, Starbank Park, Lomond Park and Victoria Park. Ainslie Park leisure centre is also nearby.

For day-to-day essentials, Trinity boasts a number of shops, bars, café's and restaurants nearby on both Granton Road and at Goldenacre, all of which are supplemented by a large Morrison's supermarket on Ferry Road. Craighleith Retail park with supermarkets and shops including Sainsbury's, M&S, Lidl, Boots, Starbucks, Costa, Homebase and many more is a short car journey away.

Neighbouring Inverleith is home to a vibrant blend of independent shops and local retailers, while nearby Ocean Terminal offers high street stores, a 24-hour gym, a cinema complex and a choice of restaurants. Newhaven Harbour also has a David Lloyd gym and restaurants.

The area enjoys fantastic public transport links into the city centre, and offers swift and easy access to the Queensferry Crossing, Edinburgh International Airport, and the M8/M9 motorway network.

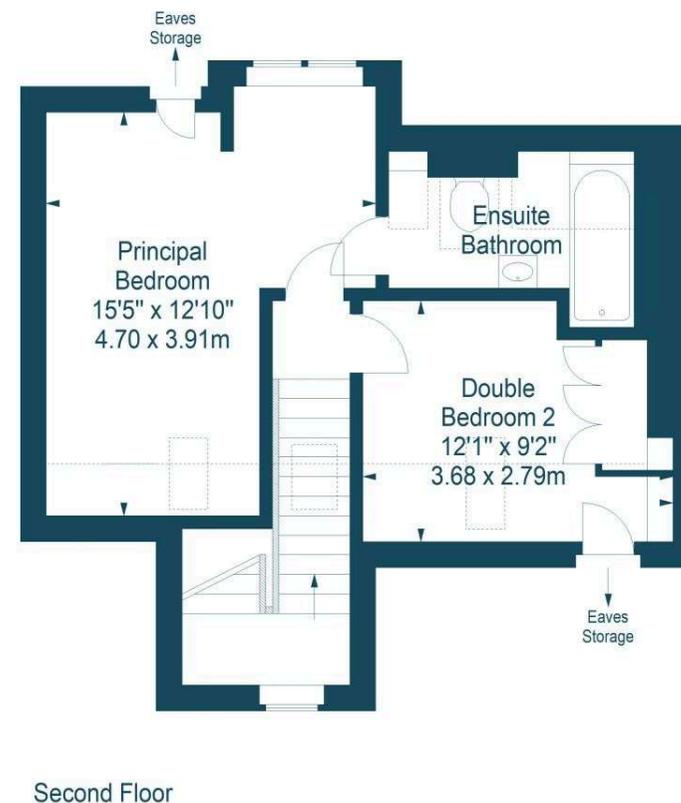
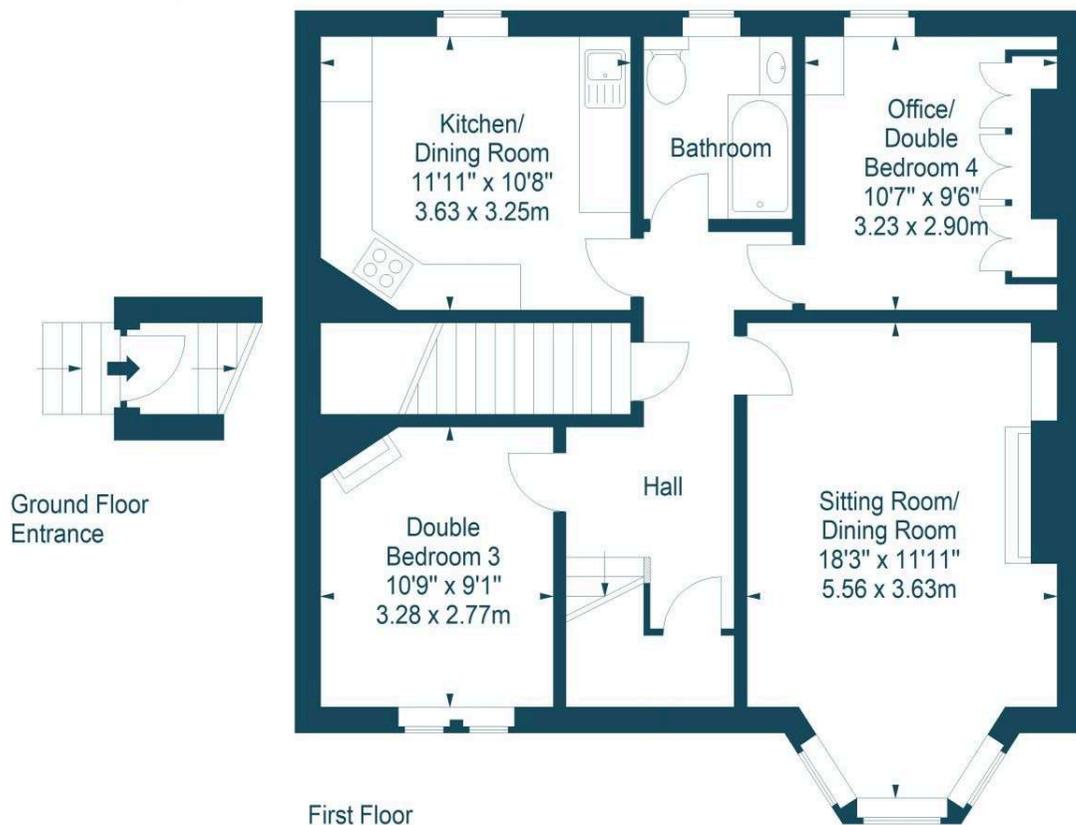
The flat is in the catchment area for Wardie Primary, Holy Cross RC Primary, Trinity Academy and St Thomas of Aquin's schools. Edinburgh Academy and Fettes College private schools are also close by.

HOME REPORT VALUATION: £465,000

Mayville Gardens East,
Edinburgh, EH5 3DW



Approx. Gross Internal Area
1174 Sq Ft - 109.06 Sq M
For identification only. Not to scale.
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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

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