

15 South Trinity Road

EDINBURGH, EH5 3PN



Spacious two-bed main door flat in Trinity with large box room, stunning kitchen & direct garden access



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McEwan Fraser Legal is delighted to present this impressive two-bedroom main door flat with a large box room, set in the heart of the highly sought-after Trinity district. Offering generous proportions, stylish interiors, and direct garden access, this beautifully maintained property is ideal for professionals, young families, or those seeking flexible work-from-home space.

THE LIVING ROOM

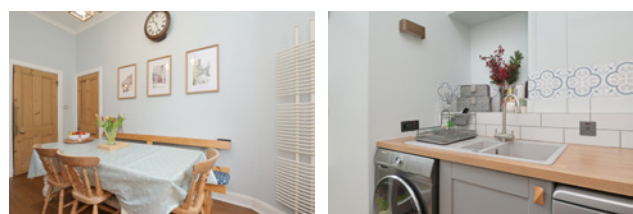


Internally, the property is presented in excellent condition throughout. A welcoming hallway leads to a bright and spacious living room, complete with elegant proportions, period features, and ample space for relaxing or entertaining.

THE KITCHEN



The heart of the home is the exceptionally large kitchen, offering extensive worktop and storage space, room for dining, and direct access to the rear communal garden, perfect for enjoying outdoor living in the warmer months.





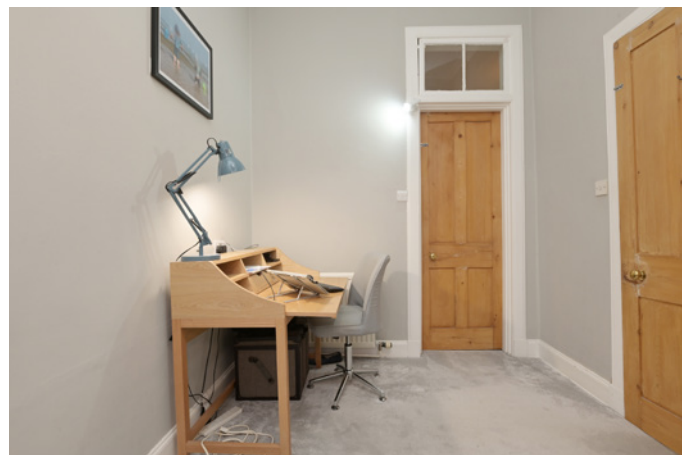
There are two generous double bedrooms, both beautifully finished, alongside a substantial box room, currently used as a home office, ideal for modern lifestyles requiring dedicated workspace or additional storage.

The stylish contemporary bathroom is fitted with quality fixtures, completing the accommodation.

THE BATHROOM



BEDROOM 1 & THE BOX ROOM



BEDROOM 2



Additional benefits include gas central heating, double glazing to the rear with single glazed sash windows to the front, and unrestricted on-street parking.

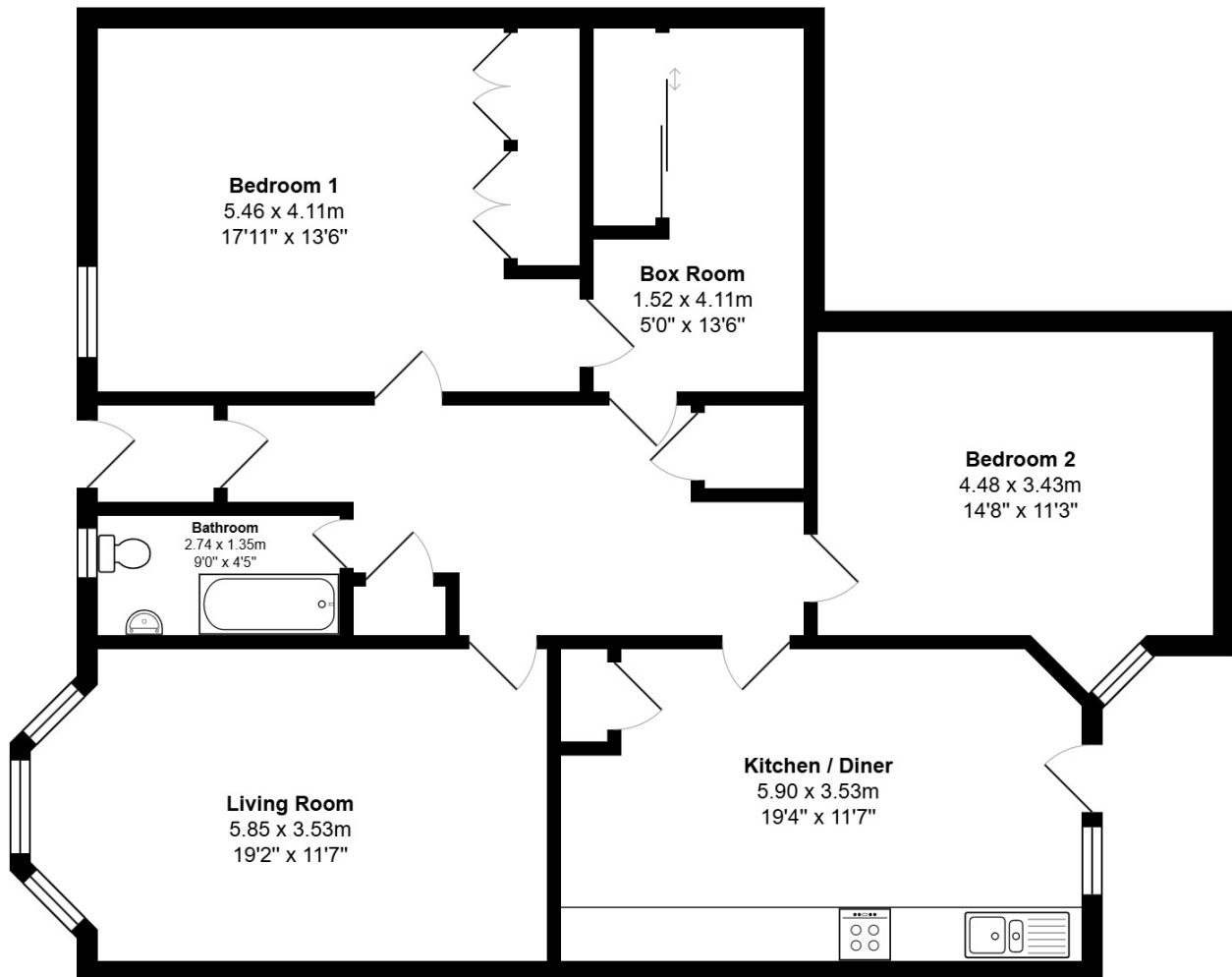
Located in one of Edinburgh's most desirable residential areas, the property enjoys close proximity to excellent local amenities, schools, parks, and convenient transport links to the city centre and beyond.

A superb opportunity to secure a spacious, versatile and character-filled home in sought-after Trinity, early viewing is highly recommended.

EXTERNALS

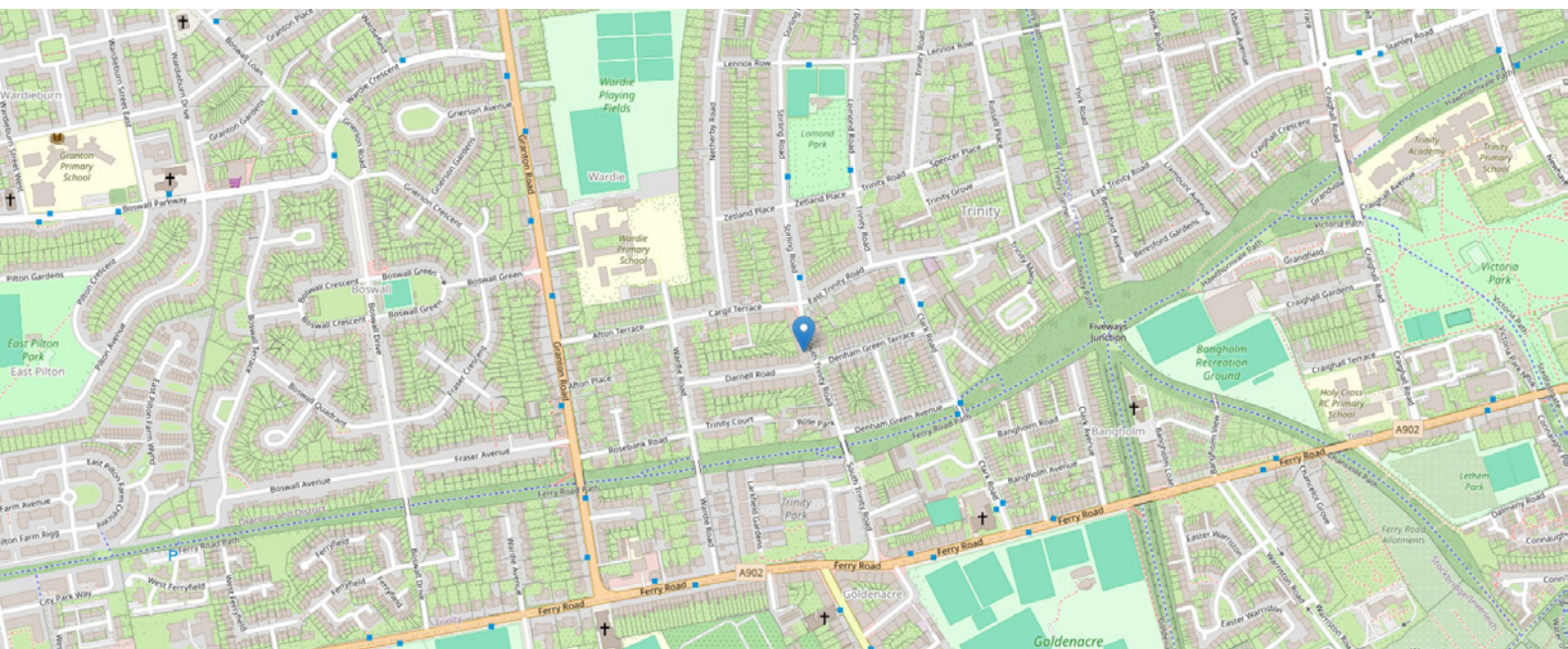


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 110m² | EPC Rating: C



THE LOCATION

There are parts of the City which, because of their location and character, stand head and shoulders above all else. Morningside might be one, Comely Bank could be another, but Trinity, without a doubt, certainly is. The district is purely residential in nature and is situated just north of the New Town, connected to it by Inverleith Row. It comprises a wide variety of substantial property styles ranging from very large detached stone-built villas to spacious flatted properties, all completed before the turn of the century. Rather fewer modern properties provide something of a counterpoint, but even a brief visit to the district will readily reveal its air of establishment and maturity.





From here, along Inverleith Row, the trip into the City Centre might take as little as ten minutes using one of the many and frequent bus services that pass through the district. Being located on Ferry Road, travel to the east and west sides of the City cannot be simpler or more convenient.

Nearby is an excellent local shopping centre at Goldenacre. This is a very lively centre providing a wide variety of shopping facilities as well as the Herringbone Bar and Restaurant.

For those who enjoy open-air facilities, there are the Botanic Gardens, Inverleith Park and Lomond Park nearby. The walkways created on some of Edinburgh's old railway lines, which radiate out from Warriston, offer country-like walks yet within the very heart of the City. The flat is well placed for access to some of Edinburgh's most desirable neighbourhoods. Stockbridge, with its independent shops, cafes, restaurants and Sunday market, is within walking distance. The Shore is also easily reached and boasts a wide choice of bars and restaurants. Both areas provide excellent alternatives for shopping and socialising close to home

All things considered, this is a peaceful, quiet, convenient and well-established area surrounded by excellent services and amenities and within the easiest possible reach of the City Centre. As a consequence of all this, it is a much-respected and highly sought-after.



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