

5 Beresford Gardens

EDINBURGH, EH5 3ER



Immaculate & elegant three-bed main-door flat in prestigious Trinity – spacious, stylish & move-in ready



0131 524 9797



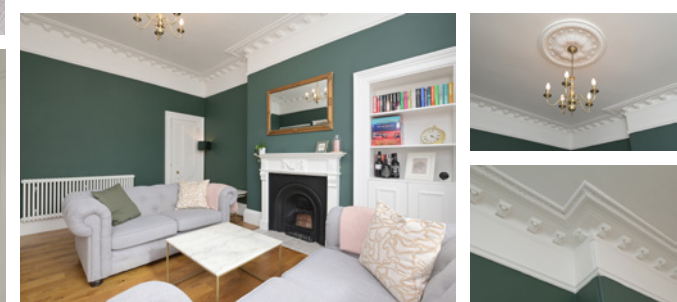
www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this immaculate and elegantly designed three-bedroom main-door Edwardian lower villa in the prestigious Trinity area of Edinburgh. Blending timeless charm with modern sophistication, this beautifully presented home offers spacious living, stunning period features, and an enviable location— perfect for professionals, families, or downsizers seeking refined city living.

THE LIVING ROOM



Upon entering through the private main door, you are welcomed by a grand hallway, setting the tone for the exquisite interiors that follow. The property boasts a bright and spacious bay-windowed living room, where high ceilings, intricate cornicing, and a Bespoke media centre including ample storage and built-in safe, as well as a feature fireplace create a truly elegant living space.

THE KITCHEN



The stylish modern kitchen, fitted with high-quality appliances, quartz worktops and sleek painted wooden cabinetry, offers ample dining space, making it perfect for both everyday living and entertaining.



THE UTILITY





The property comprises three generous double bedrooms, each thoughtfully designed to maximise space and light, and two of which benefit from bespoke built-in storage. A luxurious family bathroom, complete with contemporary fixtures and a high-spec finish, adds to the home's overall appeal.

THE SHOWER ROOM



THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



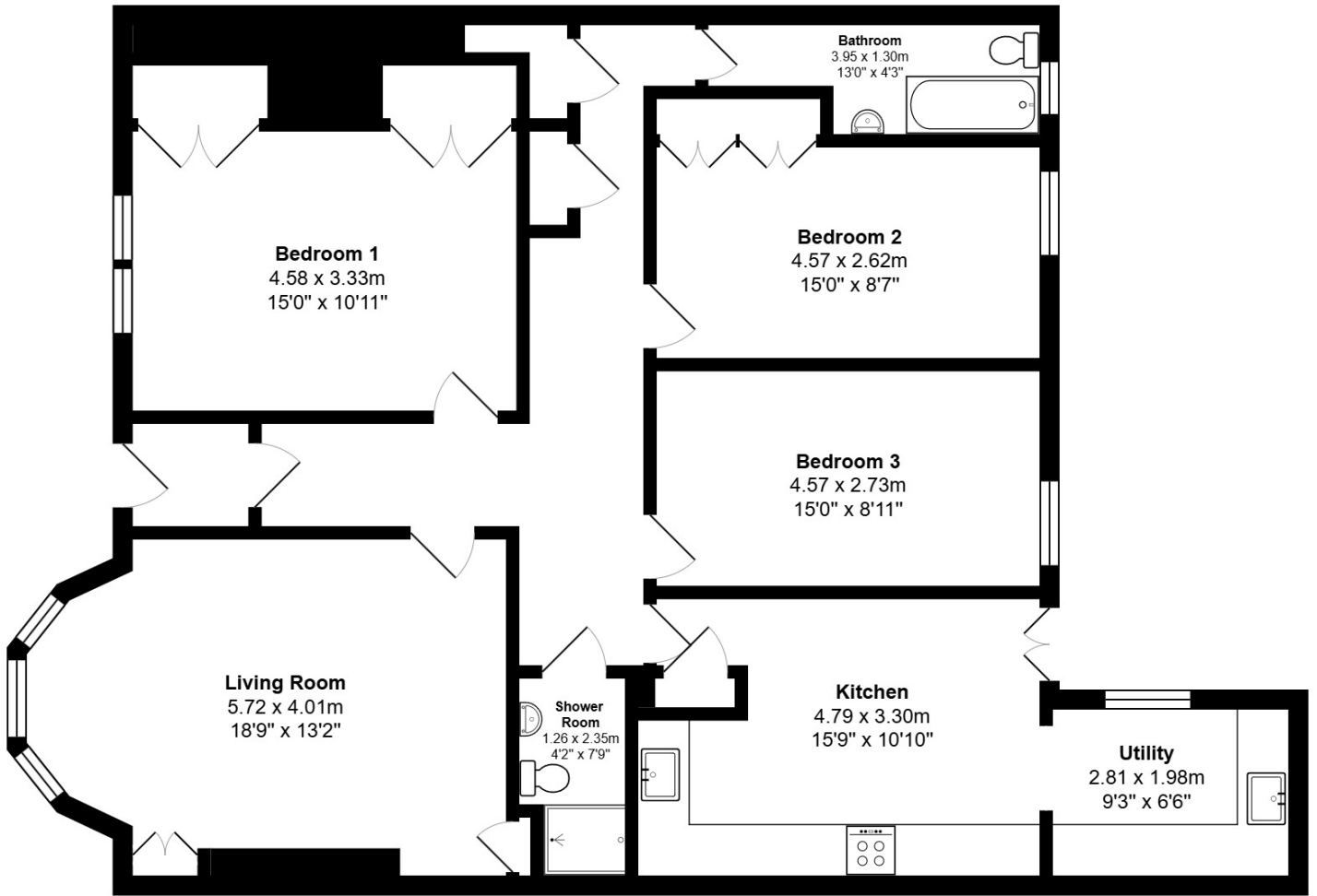
Further highlights include engineered hardwood flooring throughout, WiFi controlled gas central heating, double glazing, beautifully maintained private front and rear gardens, and on-street residents' parking. The rear garden has both electricity for outdoor use and pre-installed mains to support the installation of a garden room or office. Situated in the heart of Trinity, the property enjoys excellent local amenities, top-rated schools, and fantastic transport links to Edinburgh city centre and beyond, as well as close proximity to the stunning waterfront at Newhaven and scenic green spaces.

A rare opportunity to acquire an elegant, move-in-ready home in one of Edinburgh's most desirable locations—early viewing is highly recommended!

EXTERNALS

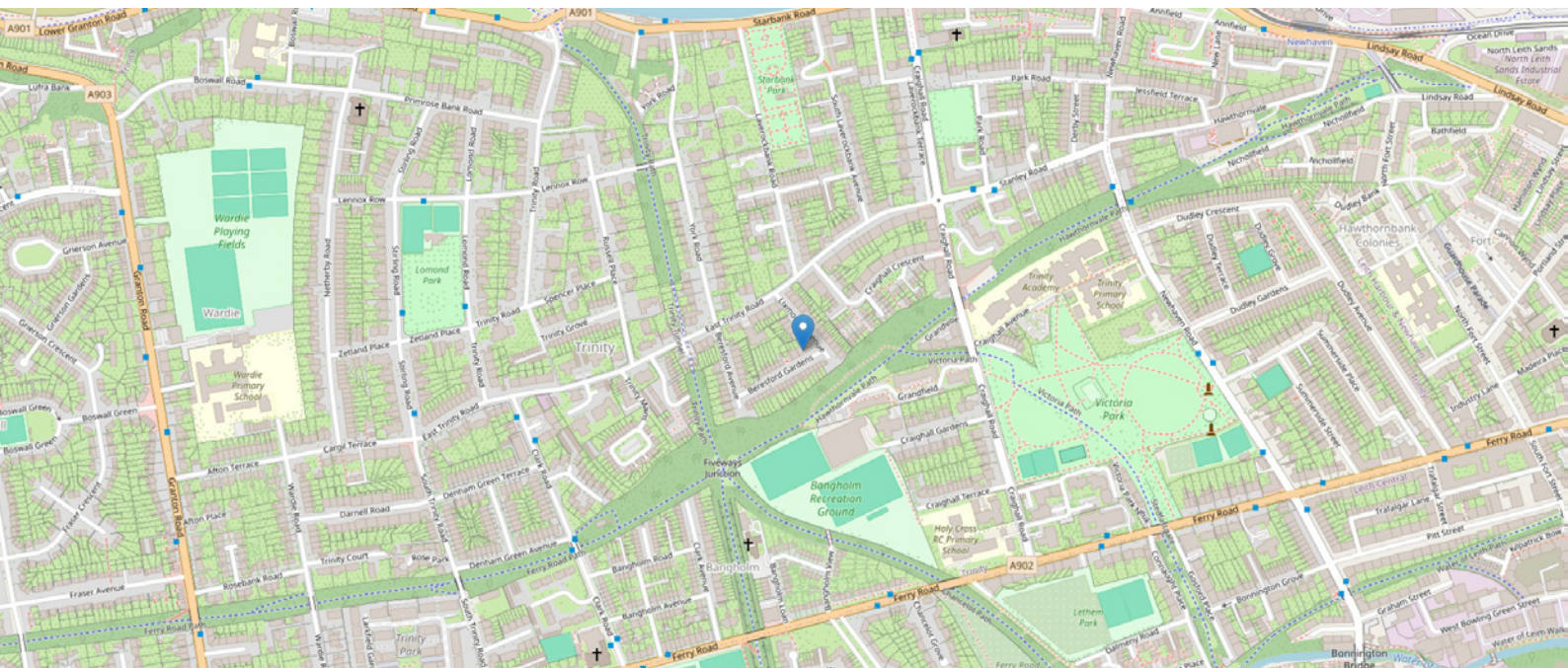


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 119m² | 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 side of the City cannot be simpler or more convenient.

Nearby is an excellent local shopping centre at Newhaven. This is a very lively centre providing a wide variety of shopping facilities as well as post office and banking services.

For those who enjoy open air facilities, there are the Botanic Gardens and Inverleith 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. Edinburgh's formal entertainments tend to be highly concentrated in the Lothian Road/Tollcross area. Here there are theatres and cinemas, all manner of bars and restaurants, indoor sports facilities and health clubs. The return trip by taxi ought to take no more than ten minutes in the late evening.

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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JAMIE MCINTOSH
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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