

# 130

**130 TRINITY ROAD  
TRINITY  
EDINBURGH**

This late Georgian terraced villa with private walled garden to the rear retains many of its original features and is situated within one of Edinburgh's most sought after residential districts.

Vestibule, reception hallway, sitting room, dining room/family room, kitchen, garden room, wc/laundry, three bedrooms, principal bathroom. Attractive outlook over gardens and partial sea views.

Offers Over £499,000

## GENERAL DESCRIPTION

This late Georgian terraced villa with private walled garden to the rear retains many of its original features and is situated within one of Edinburgh's most sought after residential districts. The property is presented in first class order throughout and offers bright spacious accommodation which is formed over two levels. Internally as mentioned the property displays many attractive and period features and these include broad Scots pine floorboards, working shutters, working fireplace, French doors and a fabulous four piece bathroom. Externally there are private gardens to both the front and rear with the rear enjoying a good degree of privacy. Internal viewing of this superb home is strongly recommended to fully appreciate its many fine attributes.





### **SITUATION**

Trinity is situated to the north of Edinburgh and is one of the cities most desirable districts. Positioned as it is, within easy reach of the City Centre and Leith, which has an excellent range of small interesting shops, restaurants and of course the Ocean Terminal Shopping and Leisure Complex. Further shopping can be found in nearby Broughton Road, a selection of small shops in Goldenacre and a further large supermarket on Ferry Road. There are schools at both primary and secondary level within easy reach and a regular bus service runs to the city centre and the surrounding areas.

### **ACCOMMODATION**

(All Sizes Approximate)

### **VESTIBULE**

This broad vestibule area is gained via the original timber door with numbered fanlight above. Displays terrazzo tiled floor, coving, picture rail and dado rail. Glass panelled door leads thought to the reception hall.

### **RECEPTION HALLWAY**

This reception hall provides access to the majority of downstairs rooms and has an attractive stone staircase with cupboard below leading to the upper hall. Displays coving, polished floorboards, picture rail and dado rail.



### SITTING ROOM

17'10" x 12'5" 5.44m x 3.78m

This impressive public room has front facing sash and case window with working shutters overlooking the garden. The room displays coving, picture rail, polished floorboards and handsome working fireplace with open shelved press to the side.

### DINING ROOM/FAMILY ROOM

13'7" x 9'8" 4.14m x 2.95m

This versatile room has French doors overlooking and leading out onto the rear garden. Displays coving, picture rail, shelved press and heated tiled floor. The room provides ample space for dining and is a great living space being partially open to kitchen.

### KITCHEN

9'10" x 9'6" 3.00m x 3.90m

This room displays stylish modern units with solid beech worktop. Included in the sale price and incorporated into the design is the 'Smeg' range style cooker with extractor hood over. The room features a heated tiled floor and has door with glass panels leading through to the garden room.

### GARDEN ROOM

9'11" x 5'8" 3.02m x 1.73m

This delightful room has windows and glass panelled door overlooking and leading out onto the rear garden. The room features a storage cupboard, fitted window seat and door to the wc/laundry room.





#### **WC/LAUNDRY ROOM**

This room has window to the rear and features a two piece suite comprising wc and wash hand basin. Plumbing for a washing machine and vented for a tumble dryer.

#### **UPPER HALL**

The upper hall is gained via the attractive stone staircase from the reception hall. Displays coving, picture and dado rails.

#### **BEDROOM 1**

**18'0" x 12'4" 5.49m x 3.76m**

This large double bedroom has front facing sash and case window with working shutters overlooking Trinity Road and towards the Firth of Forth. The room displays coving and original fireplace with open shelved press to the side.

#### **BEDROOM 2**

**13'8 x 9'10 4.17m x 3.00m**

This double bedroom has rear facing sash and case window with working shutters and cupboard below enjoying an attractive outlook over gardens. Displays coving, polished floorboards and open shelved press.

#### **BEDROOM 3**

**10'8" x 7'1" 3.25m x 2.16m**

This room has front facing window with working shutters. The room features a platform double bed section with fitted wardrobe below.

#### **BATHROOM**

**9'11" x 9'6" 3.02m x 2.90m**

This large family bathroom has rear facing window with working shutters and cupboard below overlooking gardens. The room displays a contemporary four piece suite in classic white comprising wc, wash hand basin, bath and larger style enclosed shower tray with drench rose/jet sprays. Displays coving, heated towel rail and extensive wall tiling.

#### **HEATING**

The property has a system of gas central heating.

#### **GARDENS**

To the front the elevated garden displays lawn and mature planted areas with stone steps/path leading to the front door. To the rear of the property there is a delightful walled garden with lower gravel



terrace that gives access to the external store and raised lawn section with mature borders and sun patio.

#### **ENTRY**

By Arrangement.

#### **VIEWING**

Sunday 2-4pm or by appointment contact Russel + Aitken on 0131 20 20 600.

#### **PRICE**

Offers Over £499,000

#### **NOTES OF SALE**

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



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Ground Floor Plan



First Floor Plan

Schematic Diagram only Not to scale

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