



# 12 Zetland Place

Trinity, Edinburgh, EH5 3LY

## The Property

McEwan Fraser Legal is delighted to present this exceptional five-bedroom double upper flat on Zetland Place in the highly desirable Trinity area of Edinburgh. The property offers over 240m<sup>2</sup> of beautifully maintained living space arranged over two floors and is presented in excellent condition throughout. It combines elegant period character with generous and highly flexible modern family accommodation, creating a rare opportunity in one of Edinburgh's most sought-after residential locations.



## The Property

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The ground floor accommodation is particularly impressive, featuring two substantial public rooms comprising a bright and spacious drawing room and a separate family room. Both rooms retain a wealth of fine period features which enhance their sense of character and grandeur, while large windows allow for excellent natural light. Each room also benefits from a fireplace, providing attractive focal points and adding to the warmth and charm of the living spaces.



Drawing Room





Drawing Room





The kitchen and breakfast room is designed in a contemporary style and is arranged around a range-style cooker, offering an excellent balance of practicality and sociable family living.



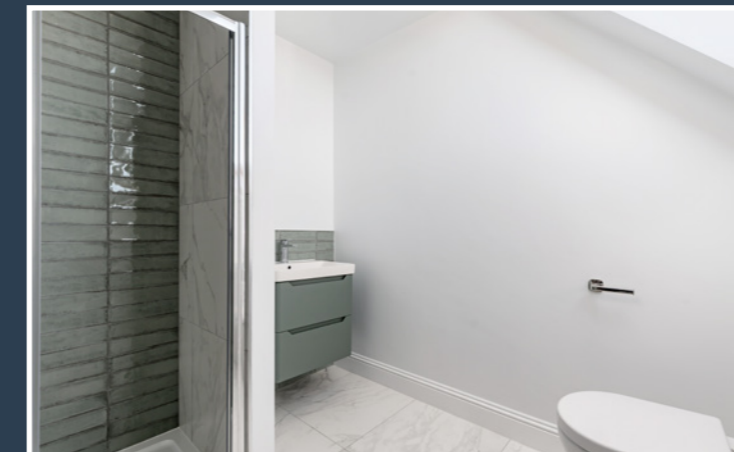
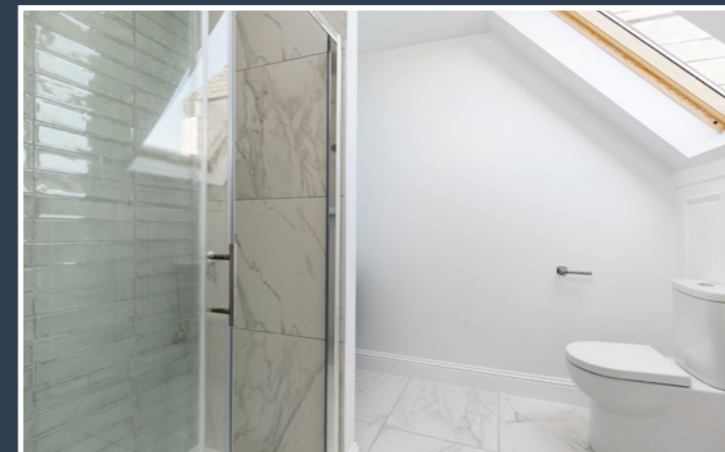
On this level, the principal bedroom is a standout feature of the home. It enjoys attractive period detailing, integrated wardrobes, and a discreet concealed entrance leading through to a generous en-suite bathroom, creating a private and luxurious retreat. A separate WC is also located on this floor for added convenience.





*“...It enjoys attractive period detailing, integrated wardrobes, and a discreet concealed entrance leading through to a generous en-suite bathroom...”*

## Bedroom 2 & En-Suite



The upper level continues to provide excellent accommodation with a well-appointed family bathroom and four further bedrooms. This layout offers superb flexibility for modern family life, home working, or guest accommodation. Bedroom two is a large double room with its own en-suite shower room, providing an excellent additional principal suite if required. Bedroom three is another generous double bedroom with integrated wardrobes, while bedroom four is also a substantial double offering excellent proportions. Bedroom five is a versatile room that can comfortably function as a single bedroom, nursery, or dedicated home office.

# The Bedrooms



The Bathroom



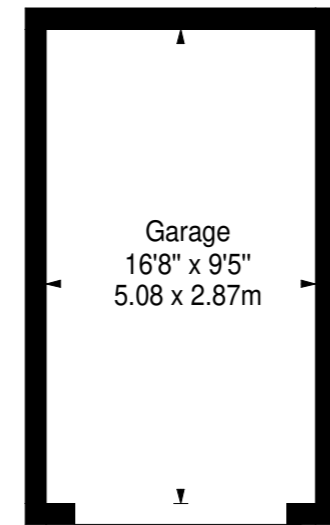


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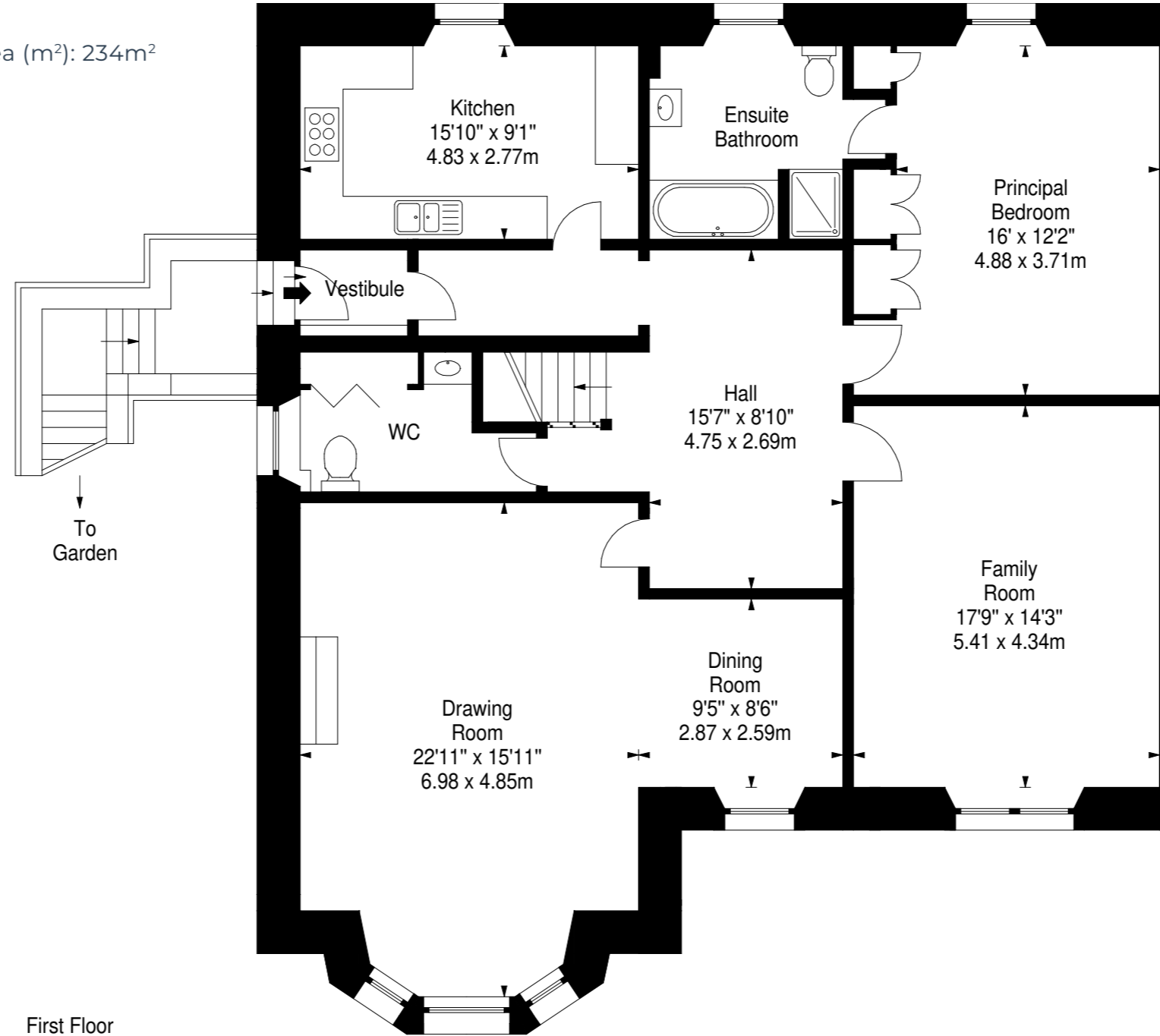
# The Details



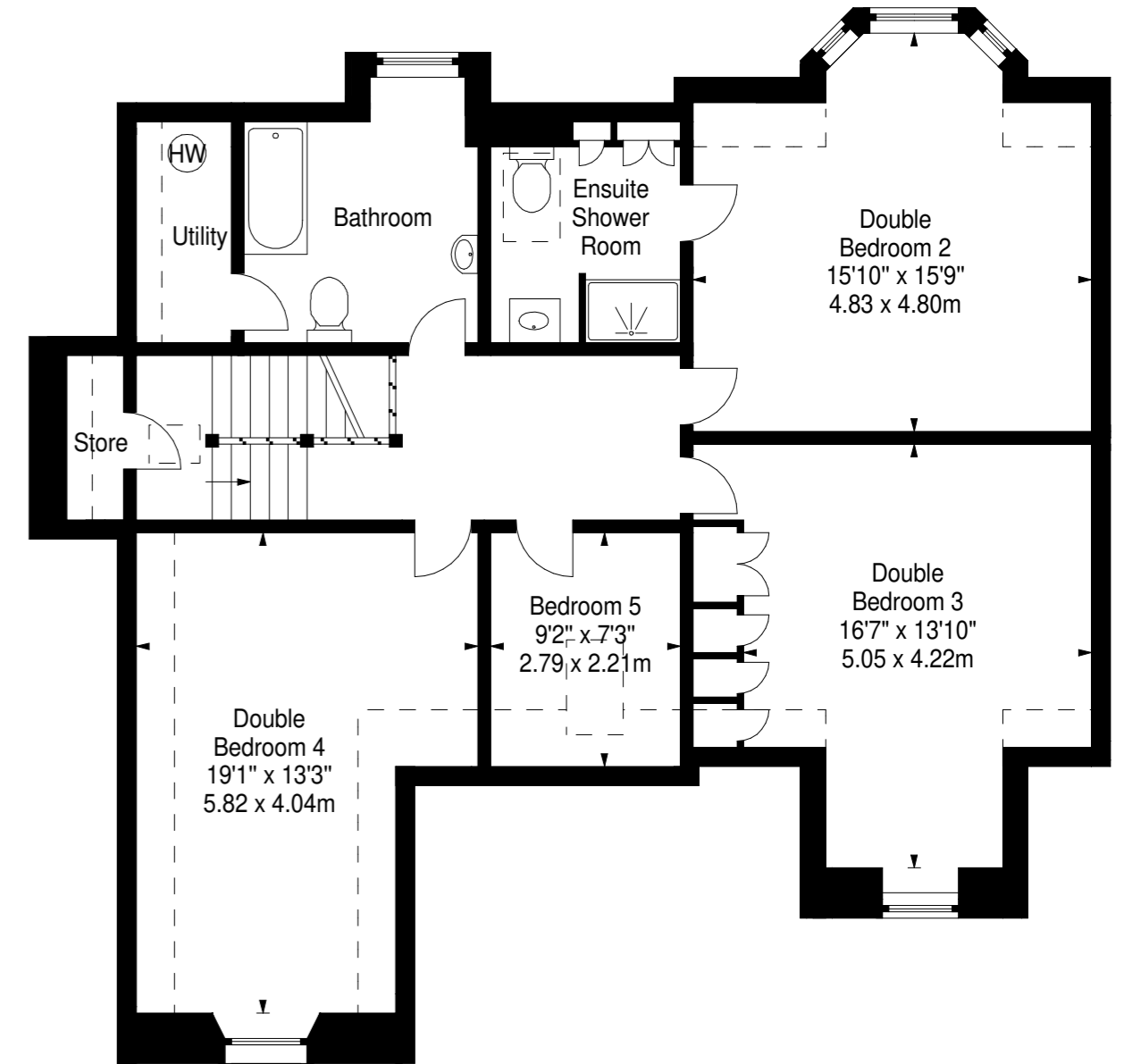
Gross internal floor area (m<sup>2</sup>): 234m<sup>2</sup>  
EPC Rating: C



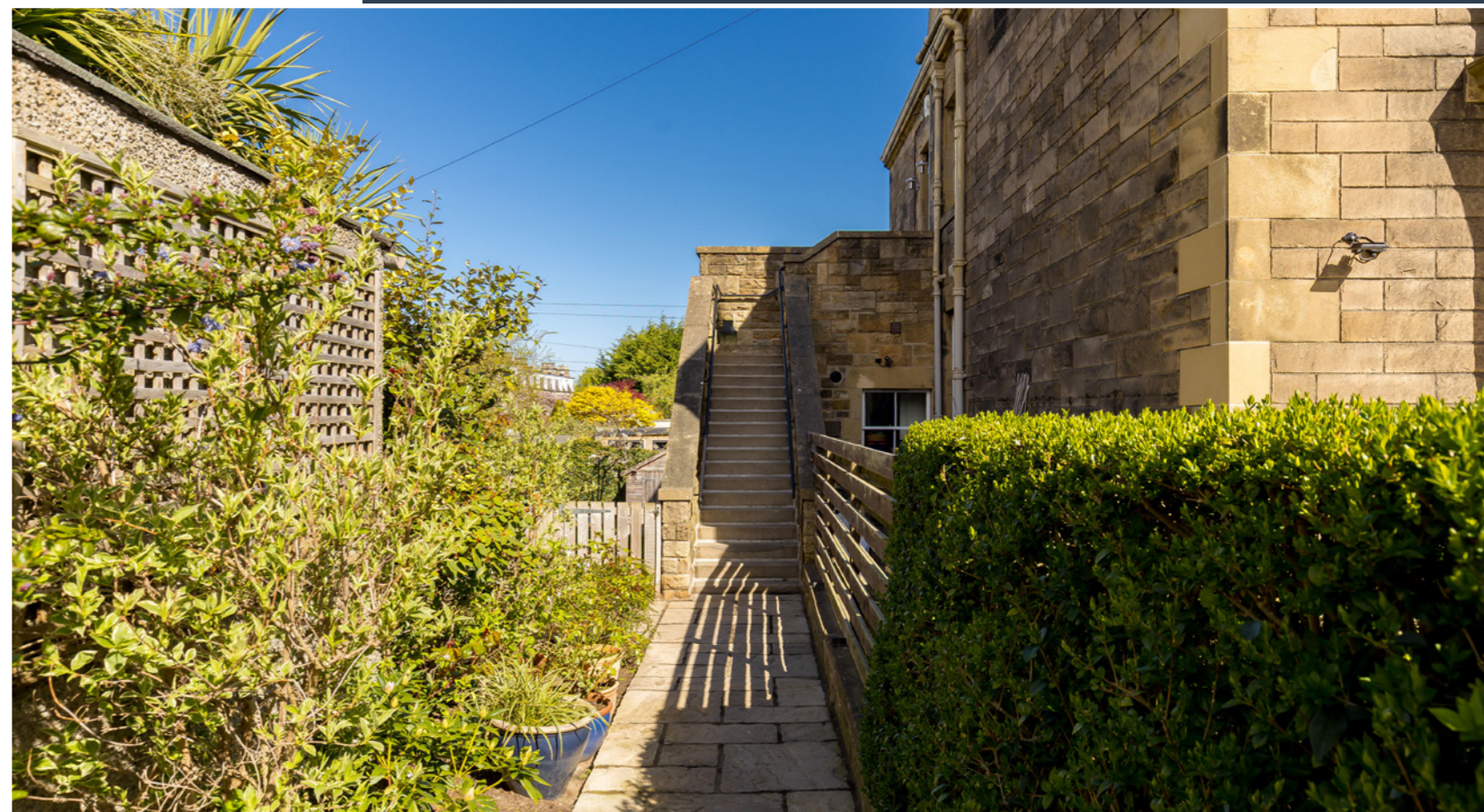
Ground Floor



First Floor



Second Floor



Externally, the property further benefits from its own private entrance, a garage with driveway parking, and a private garden which is largely laid to lawn. The outdoor space provides a rare and valuable extension of the living accommodation, ideal for relaxation or family use. This is a distinguished and substantial home in a prestigious residential setting within Edinburgh, offering exceptional space, character, and versatility.

The Garden



*“...This is a distinguished and substantial home in a prestigious residential setting within Edinburgh, offering exceptional space, character, and versatility...”*



## The Location



Zetland Place enjoys a peaceful setting within the highly desirable Trinity district of north Edinburgh, an established residential area popular with families thanks to its excellent local amenities, respected schooling options, and convenient city centre access. The area is well regarded for its schooling, with highly rated state primary and secondary schools, plus independent schools including The Edinburgh Academy, Fettes College, and St George's School.

Residents benefit from excellent nearby amenities. Stockbridge offers artisan cafés, bakeries, delicatessens, boutique shops, pubs, and relaxed dining. Leith's vibrant Shore area provides further waterfront retail and leisure choices, including contemporary restaurants and coffee shops. Trinity itself has local shops, while Ferry Road and Leith Walk offer supermarkets and larger retail outlets, ensuring comprehensive amenities without needing to travel into the city centre.

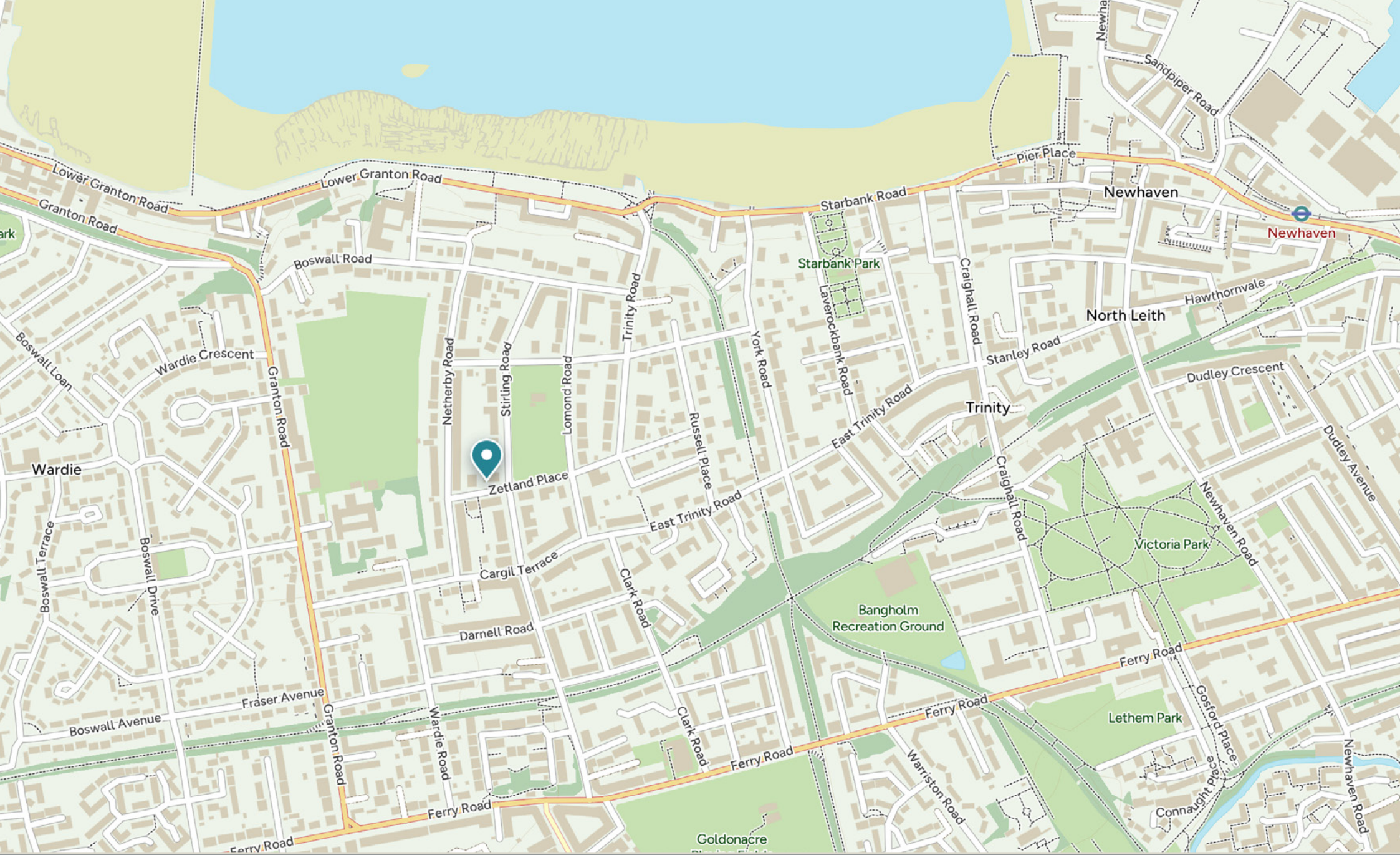
For a broader shopping experience, Edinburgh city centre offers high-street retailers, department stores, designer boutiques, and major destinations such as Princes Street and George Street, plus luxury retail and dining in the New Town. For outdoor recreation, the area provides access to Victoria Park, the Water of Leith Walkway, and coastal walks around Newhaven and Granton Harbours.



Zetland Place is well positioned for commuters. Regular bus services along nearby main routes provide quick access to the city centre, approximately two miles south. The location also offers convenient connections to the city bypass, Edinburgh Airport, and the wider motorway network, suiting both city and further travel.



Overall, Trinity delivers a blend of peaceful residential living, excellent schooling, plentiful green space, and convenient city access, making it one of Edinburgh's most sought-after locations for family homes.



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