

# 25 South Laverockbank Avenue

TRINITY, EDINBURGH, EH5 3DS



*EXTENDED TWO BED MAIN DOOR LOWER VILLA  
IN SOUGHT-AFTER TRINITY*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







---

McEwan Fraser is delighted to present this traditional two-bedroom main door villa to the market. Situated in sought-after Trinity, the property boasts a sun room extension, private front and rear gardens, gas central heating, double glazing, excellent proportions throughout and is presented to the market in immaculate internal condition.

On entering the property, you find a warm and welcoming central hallway which boasts contemporary décor and quality laminate flooring which continues through to the lounge. The lounge is elegant and bright with large bay window and a wood-burning stove which creates a natural focal point for the room. There is scope for a variety of different furniture configurations giving the new owner plenty of flexibility to create their ideal entertaining space. Further along the hall, a well-proportioned modern kitchen sits immediately behind the lounge. The kitchen comprises a full range of base and wall mounted units set against tiled splash backs. There is a full range of integrated appliances including hob, double oven, fridge, freezer, washer/dryer and dishwasher. The kitchen gives access to a well-appointed sun room that opens directly onto the southwest facing rear garden. Perfect for evening entertaining.

---

**25 South Laverockbank Avenue**



# The Lounge





# The Kitchen





# Sun Room







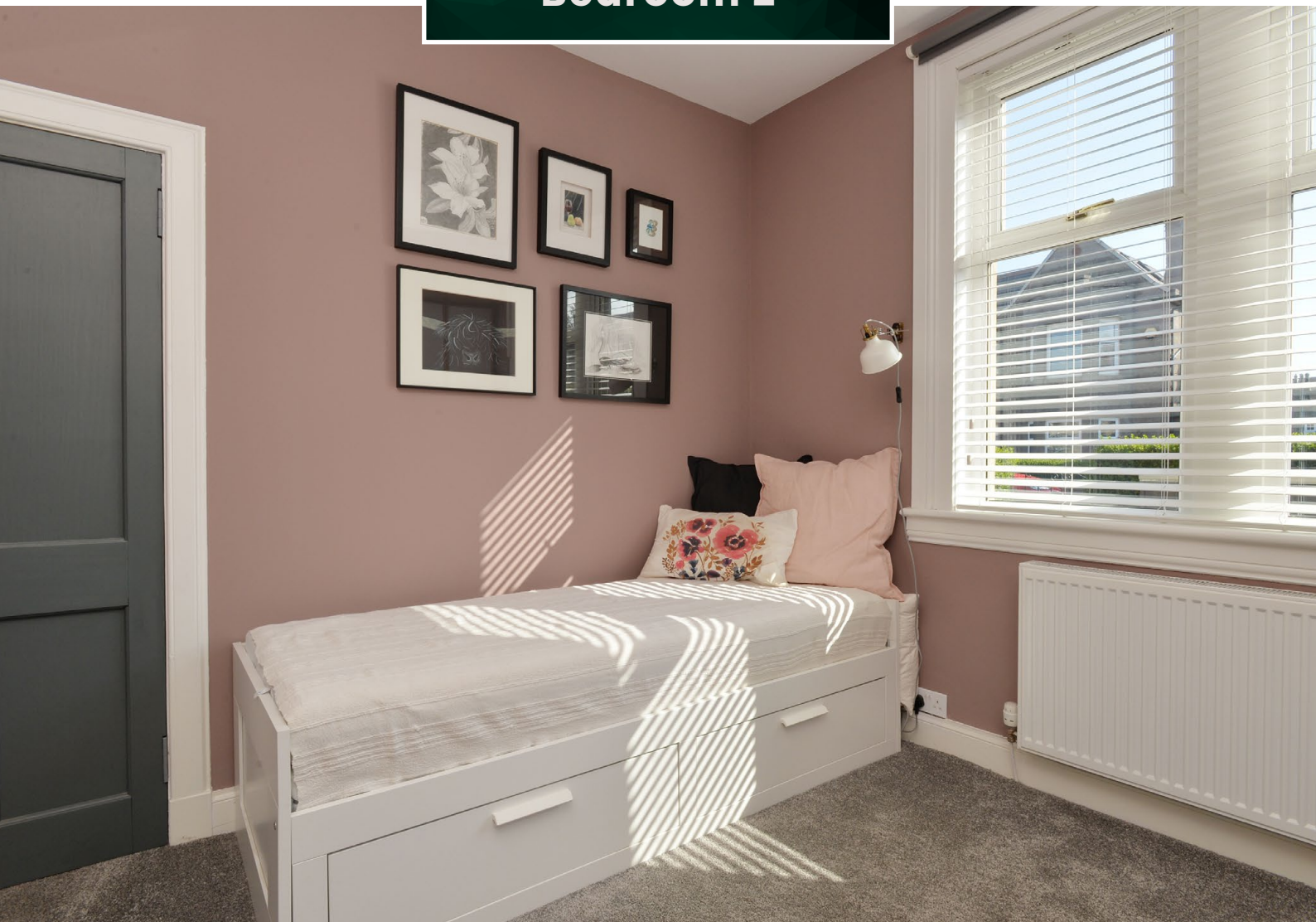
There are two well proportioned double bedroom which both boast carpeted floors, contemporary colour schemes and plenty of space for full suites of free-standing bedroom furniture. The accommodation is completed by a stylish modern bathroom which is partially tiled and comes with a three-piece white suite and mains shower over bath.







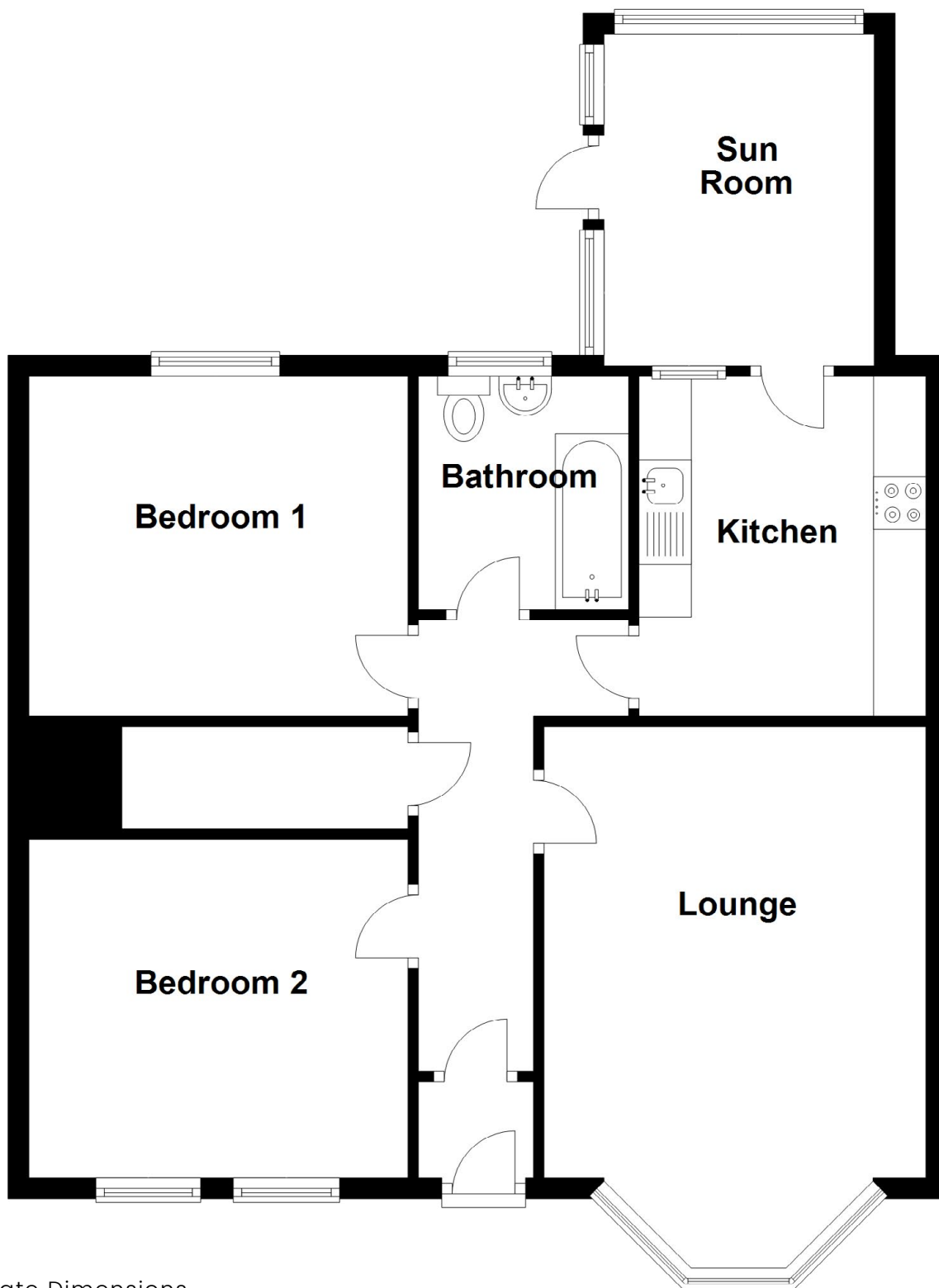
**Bedroom 2**











Approximate Dimensions  
(Taken from the widest point)

Lounge	5.58m (18'4") x 3.65m (12')	Bathroom	2.23m (7'4") x 1.77m (5'10")
Kitchen	3.25m (10'8") x 2.74m (9')		
Sun Room	3.17m (10'5") x 2.58m (8'6")	Gross internal floor area (m <sup>2</sup> ): 78m <sup>2</sup>	
Bedroom 1	3.62m (11'11") x 3.25m (10'8")	EPC Rating: C	
Bedroom 2	3.62m (11'11") x 3.25m (10'8")		



A photograph of a modern interior hallway. The walls are white, and the floor is made of light-colored wood. On the left, there is a dark grey door with a silver handle. On the right, there is a dark grey door with a silver handle. At the end of the hallway, there is a dark grey door with a multi-paned glass insert. The text "CLICK HERE FOR VIRTUAL TOUR" is overlaid in the center of the image.

CLICK HERE FOR  
VIRTUAL TOUR







Externally, the landscaped garden to front is neatly laid out with decorative aggregate and set behind a mature privet hedge. A pathway leads to the front entrance. The fully enclosed rear garden is southwest facing and includes a patio, mature lawn and established bedding areas. An ideal garden to enjoy outdoor space and Al Fresco dining!

This is a superb flat and viewing is highly recommended.

**25 South Laverockbank Avenue**





---

There are parts of the city that, 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. This is a highly sought after and affluent residential area with ample green spaces nearby. This property is in close proximity to Victoria Park, which features tennis courts, basketball courts and a children's play park. Inverleith Park and The Royal Botanical Gardens are also located close by. The city centre is easily accessible as the area is well served by frequent public transport links and there is easy access to the city bypass and all major motorways for travel further afield.

The area is well served by a range of amenities nearby including the cosmopolitan areas of The Shore and Newhaven harbour where you will find an abundance of award-winning restaurants, bars and bistros as well as independent retailers. Ocean Terminal Shopping Centre provides a vast array of shops including Marks and Spencer Food hall, restaurants, a multi-screen cinema and a gym. Further recreational facilities are provided by David Lloyd's Sports Centre, alongside a 24 hour Asda both of which are within easy reach. The Water of Leith Walkway and Forth waterfront provide pleasant walks, and there is easy access to an extensive network of cycle paths from many locations in the vicinity.

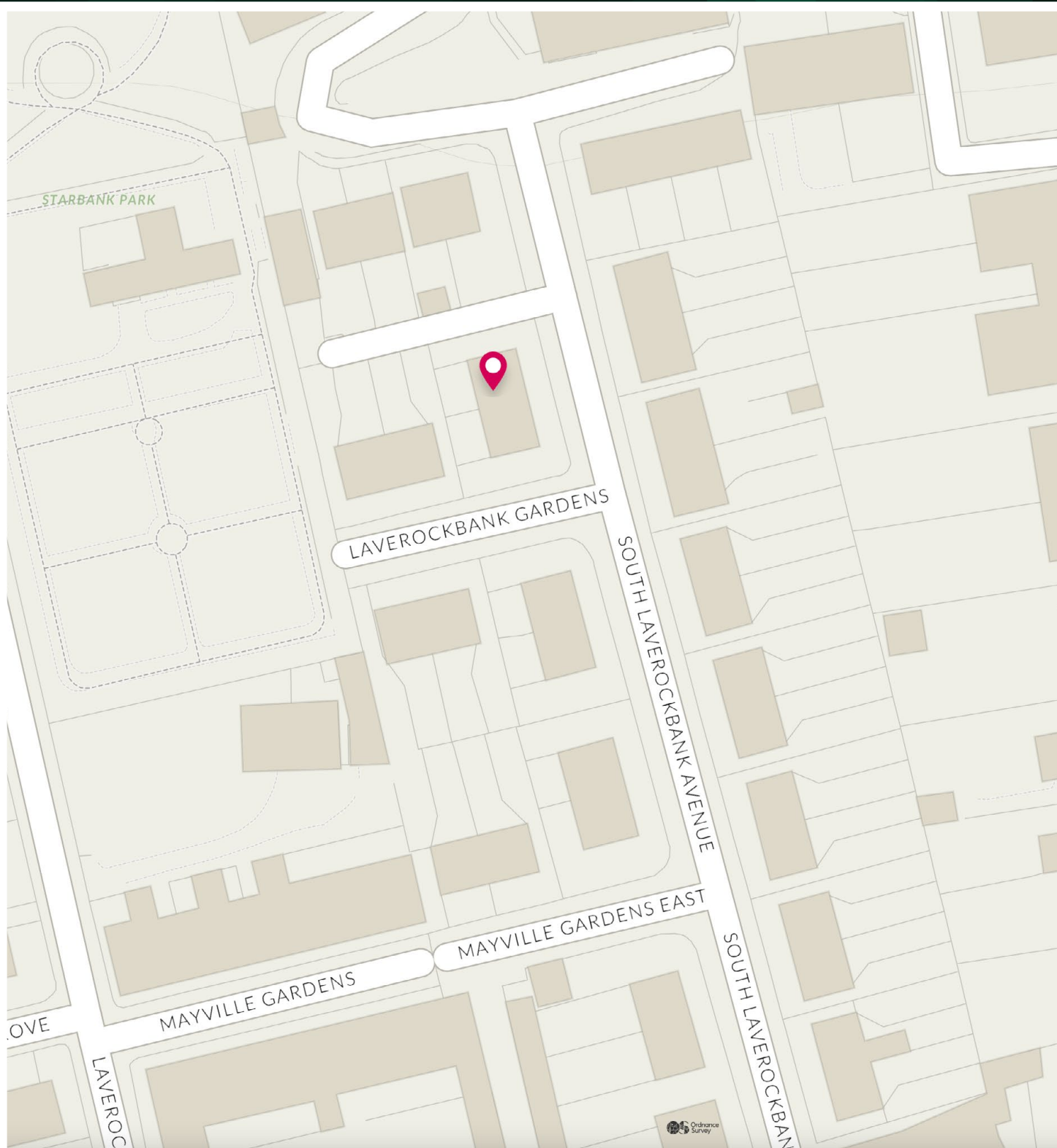
---

## The Location









# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.