

4 Denham Green Avenue

TRINITY, EDINBURGH, EH5 3NY



*A WELL-MAINTAINED TRINITY TERRACE
WITH ORIGINAL FEATURES THROUGHOUT*



0131 524 9797

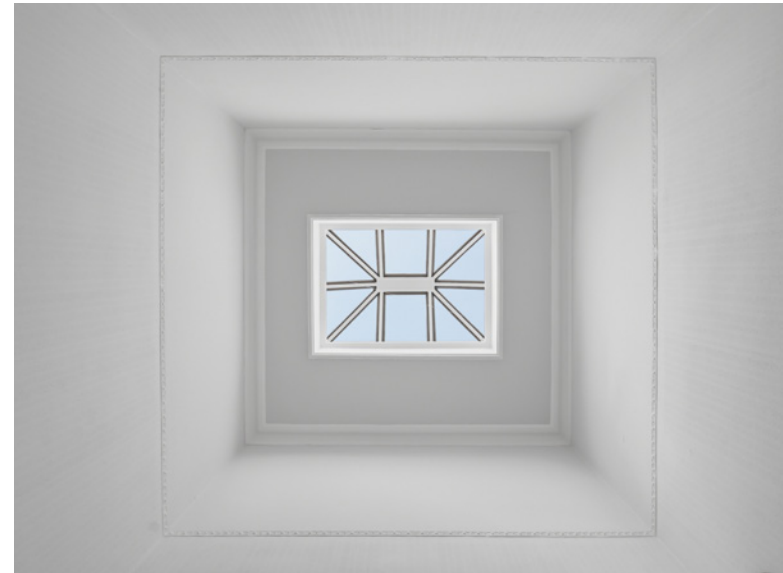


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Occupying a desirable position in the heart of Trinity, this impressive terraced home combines handsome period character with genuine family living space and is in good order throughout.

The property is fronted by a well-maintained garden that sets the tone for what lies beyond. A charming porch, complete with original tiled flooring, opens into an impressive entrance hall, staircase, elegant archway and stunning stained glass windows while a cupola floods the space with natural light. A downstairs WC continues the theme, with its stained glass window forming a lovely feature.





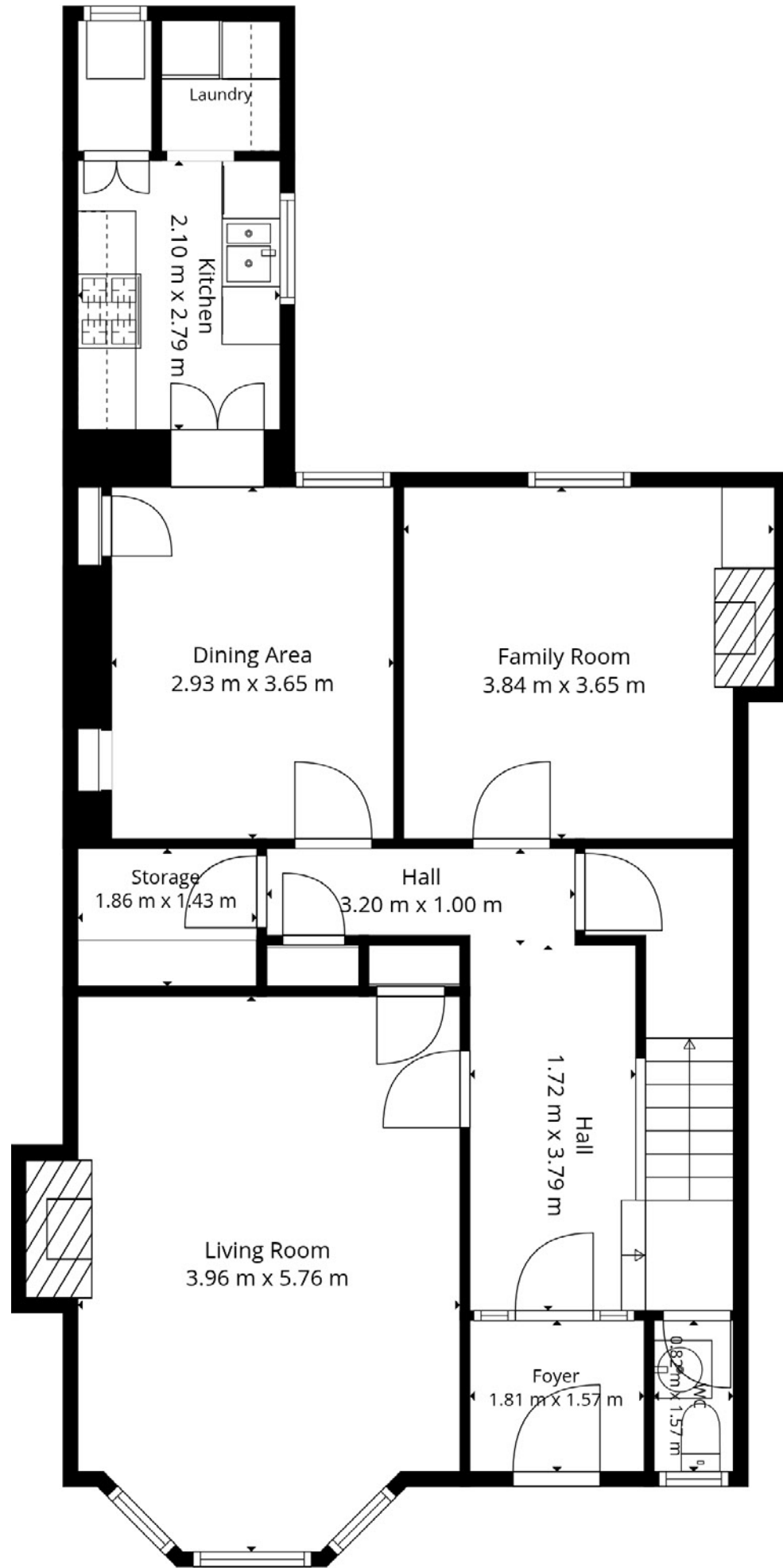
The principal public rooms are equally striking. The living room is bright and spacious, with large sash and case windows drawing in the light, a fireplace as its natural focal point, and intricate cornicing. A second reception room, currently used as a TV room but equally suited as a further sitting room or bedroom, offers flexibility, again featuring its own attractive fireplace. A separate dining area flows through to the kitchen, which is a well-fitted space making the very most of its footprint, finished with integrated appliances for a sleek, contemporary look.



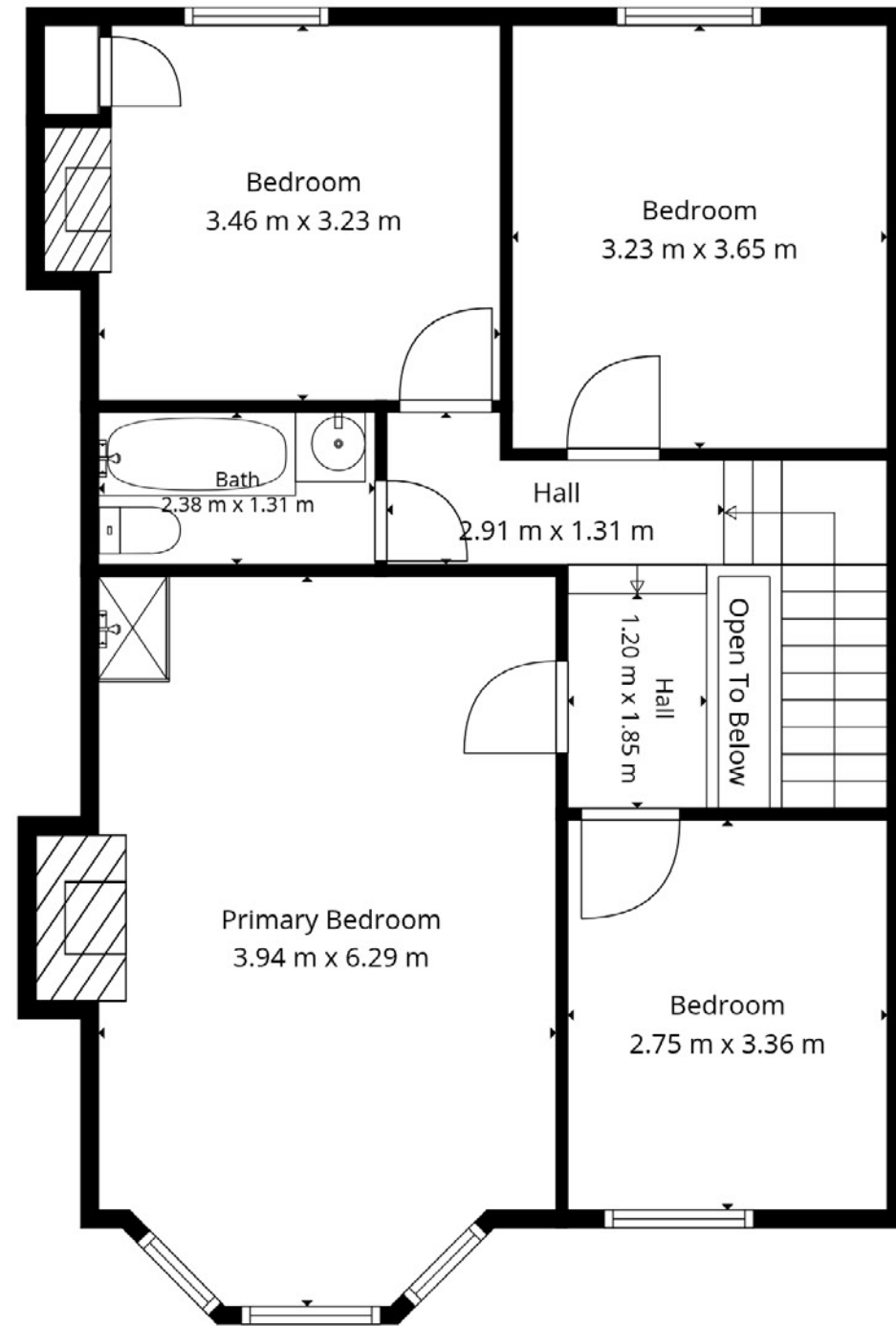


Upstairs, four lovely double bedrooms are served by a well-appointed bathroom with tiled walls and a heated towel rail. The master bedroom continues to impress, with further intricate corning, generous windows, and its own fireplace.





Gross internal floor area (m²): 164m²
EPC Rating: C





Outside, the private rear garden has been beautifully maintained and is accessed directly via the kitchen, with a garden shed providing useful additional storage.

Offering rare scale, period charm, and flexible living across two floors, this is a wonderful opportunity to acquire a home of genuine distinction in one of Trinity's most sought-after streets.

Included in the sale: washing machine, dryer, dishwasher, fridge/freezer, oven, hob, extractor hood, fitted carpets and floor coverings, curtains, light fittings, and coal-effect gas fire.

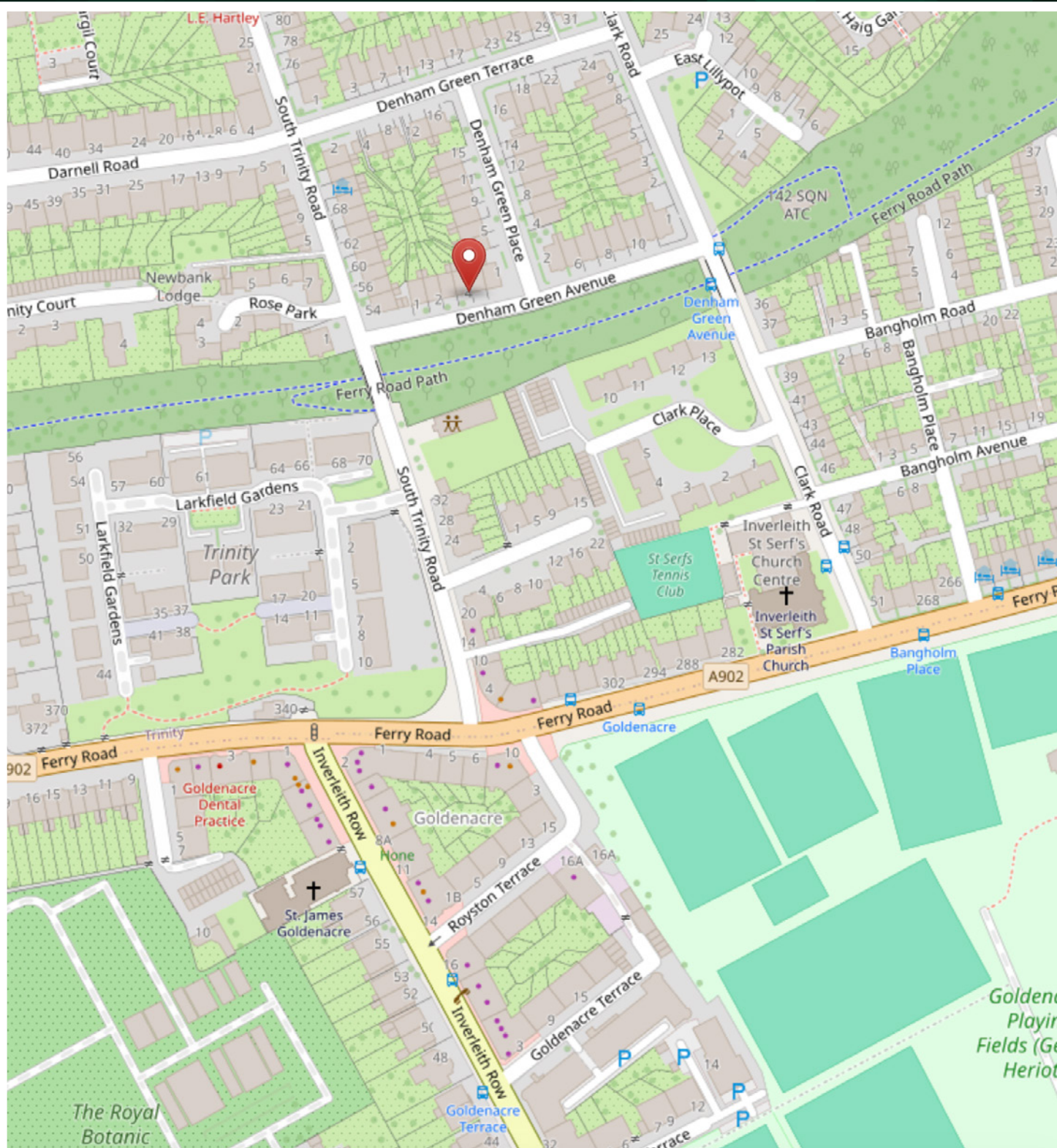


Trinity is one of Edinburgh's most desirable residential areas, known for its leafy streets, period architecture, and strong community feel. Just north of the city centre and close to the Firth of Forth, it offers an appealing blend of coastal charm and city convenience.

Local amenities are well covered along Ferry Road and Goldenacre, with the wider shops, bars and restaurants of Stockbridge and Leith close by. The Water of Leith walkway and the waterfront at Newhaven and Granton provide excellent spots for walking and cycling.

Trinity is popular with families, within reach of well-regarded schools including Trinity Primary and Fettes College, and benefits from good transport links into the city centre and beyond, with Edinburgh Airport also easily accessible.





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