

143/3 East Trinity Road

TRINITY, EDINBURGH, EH5 3PP



*THREE-BEDROOM
TOP-FLOOR CONVERSION*



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McEwan Fraser is delighted to present this three-bedroom top-floor conversion that forms part of an impressive detached villa in one of Edinburgh's most highly regarded residential areas. The property is offered to the market in excellent condition.

Internally, the property is accessed through a door on the first floor which gives access to



an entrance hall and staircase leading to the top floor. The accommodation is focused on a spacious open-plan kitchen and living room that boasts a dormer window with views over the city towards Edinburgh Castle. There is plenty of space for a full suite of furniture giving plenty of scope for an owner to create their ideal entertaining space. To one side, a contemporary kitchen includes integrated appliances.





Bedroom one is a very generous double with a further dormer window, integrated wardrobes, and ample space for a full suite of bedroom furniture. Bedroom two is a further bright and spacious double with a Velux window. Bedroom three is dual-aspect and naturally bright. A workable double, it could also accommodate a generous home office. The accommodation is completed by a stylish partially-tiled bathroom that includes a three-piece white suite and a separate shower.





Bedroom 2

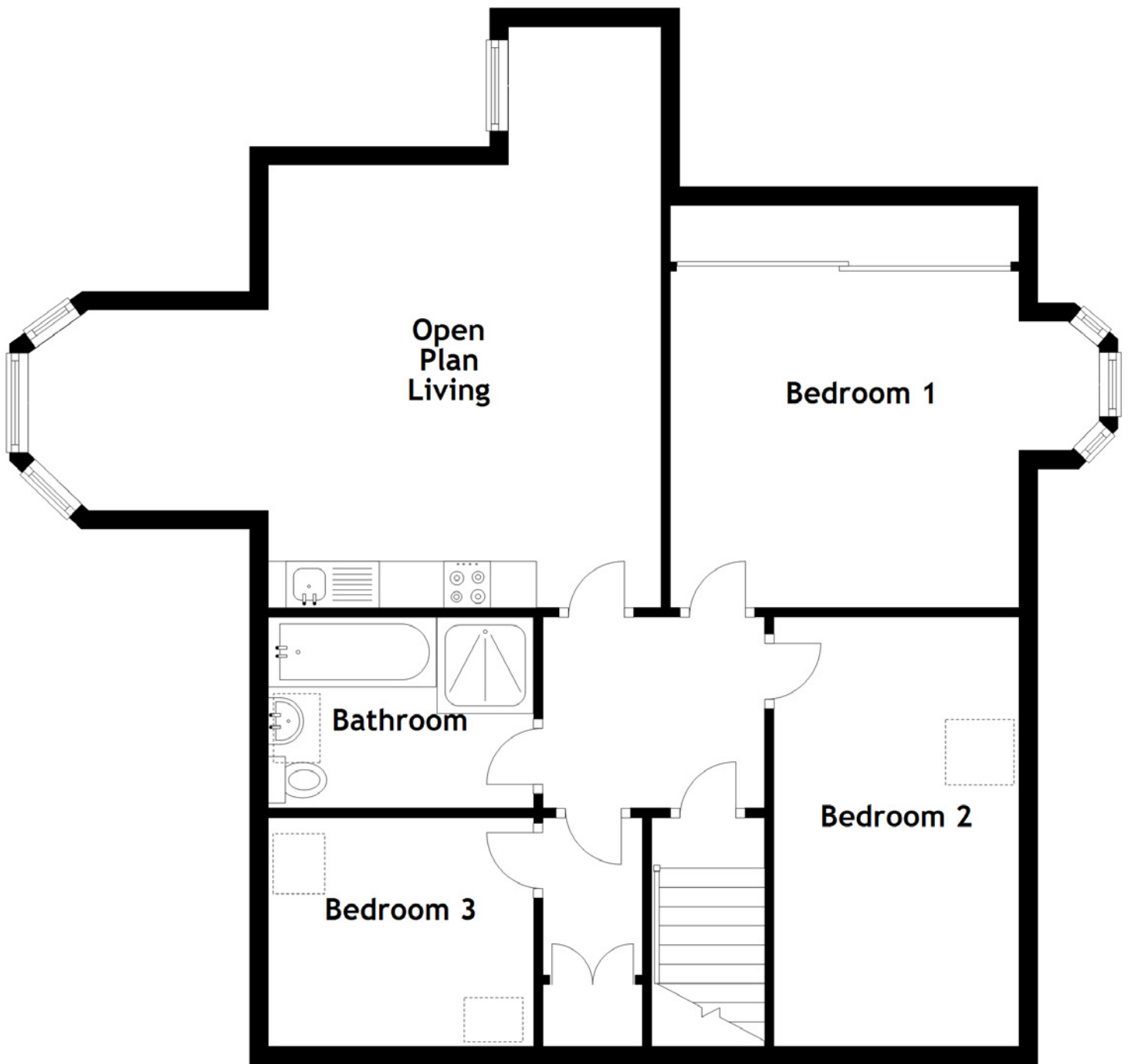




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	6.46m (21'2") x 4.75m (15'7")	Bathroom	2.84m (9'4") x 2.05m (6'9")
Bedroom 1	4.60m (15'1") x 3.61m (11'10")		
Bedroom 2	4.60m (15'1") x 2.63m (8'7")	Gross internal floor area (m ²):	73m ²
Bedroom 3	2.84m (9'4") x 2.45m (8'1")	EPC Rating:	D

VIEW FROM PROPERTY



Externally within the front garden is an allocated private parking area.





Trinity is a leafy residential area to the north of Edinburgh city centre. The area is highly sought-after due to its quiet character, excellent schools, and its active community. This property is within a five-minute walk of the private Lomond Park, which is available for local residents only, along with a tennis club and bowling club. Victoria Park is also nearby, 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. There is a 24-hour Asda within easy reach and Ocean Terminal Shopping Centre provides a vast array of shops, restaurants, a multi-screen cinema and a gym.

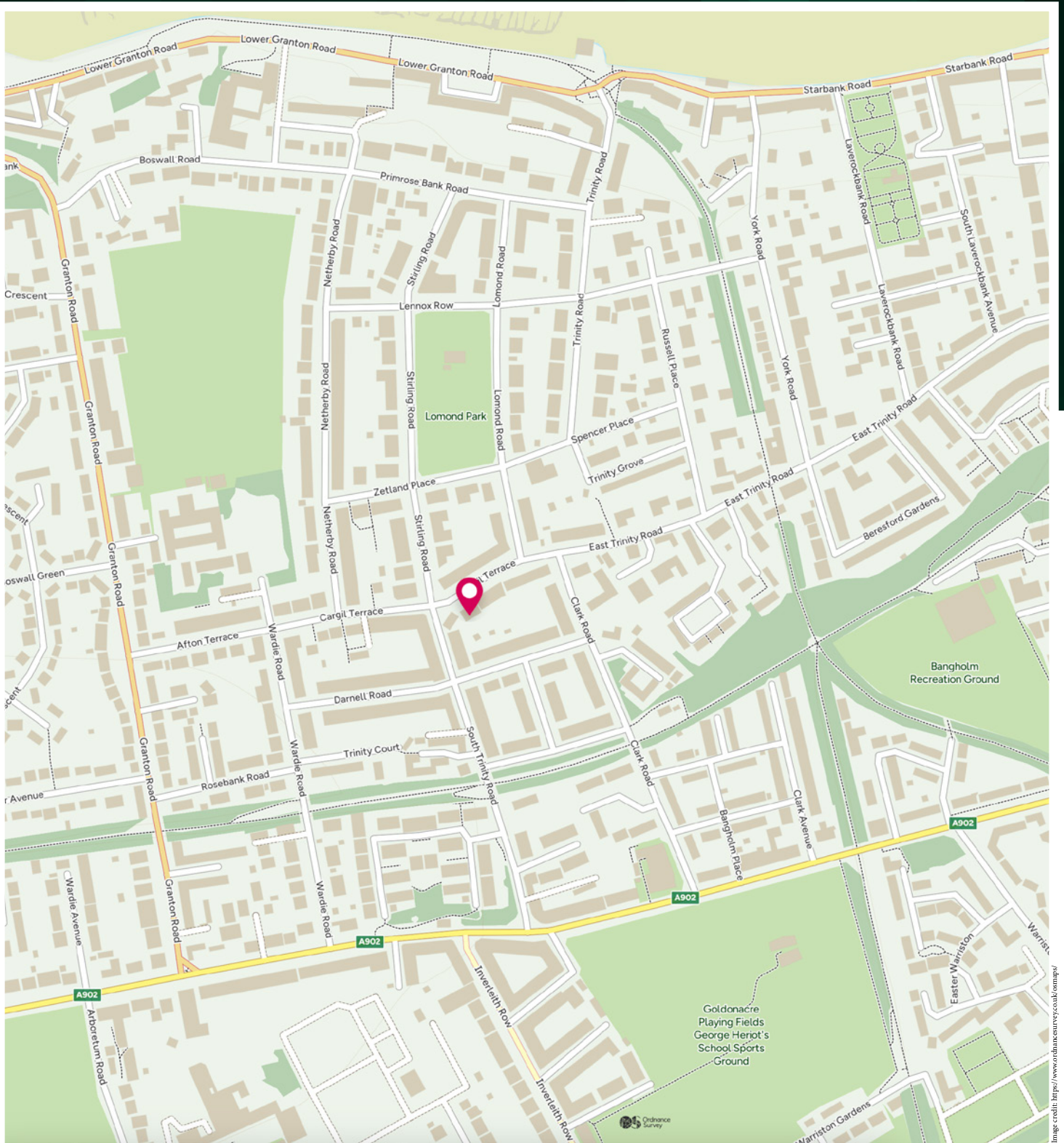
The Location



Further recreational facilities are provided by David Lloyd's Sports Centre and Wardie Bay, which is popular with paddle boarders and wild swimmers, is a short walk from the property. 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 local schools have an excellent academic reputation (Wardie and Trinity Primary Schools and Trinity Academy) and in the private sector Edinburgh Academy, Fettes College and Stewart's Melville College are all within close proximity.

The Location



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