

286 Ferry Road

TRINITY, EDINBURGH, EH5 3NP



A magnificent traditional lower villa with spectacular views in the heart of Trinity, blending timeless period charm with elegant, spacious modern living



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McEwan Fraser Legal is delighted to present this exceptional three-double-bedroom lower villa, forming part of a traditional property in the highly sought-after Trinity area. Surrounded by abundant green space and within easy reach of excellent local amenities, state and private schools and transport links, this beautiful home perfectly balances classic elegance with comfortable modern living.

Accessed via its own private main door, the property immediately impresses with a grand and welcoming entrance hall that sets the tone for the space within. The layout is spacious and thoughtfully arranged, with generously proportioned rooms, high ceilings, and original period detailing throughout, including ornate cornicing and well-maintained original flooring.

THE DRAWING ROOM



The formal drawing room is truly stunning, a bright and elegant space with large sash-and-case windows that flood the room with natural light. The original wood fireplace provides a beautiful focal point, complementing the traditional features and giving the room a warm, inviting atmosphere.

THE LIVING/DINING ROOM



To the rear, there is a second public room that can serve as a living or dining room, a bright, airy space with another traditional fireplace and a large window, ideal for both family living and entertaining.



THE KITCHEN



The kitchen combines traditional charm with modern functionality, offering ample storage and worktop space, a tiled splashback, and integrated appliances including a gas hob and electric oven.



The family bathroom has been finished to a high standard, with panelling on the walls, a luxurious bathtub, and a tasteful, timeless design. The home's spacious hallway ties the accommodation together beautifully, adding to the sense of flow and grandeur throughout.

THE BATHROOM



The main bedroom is particularly impressive, featuring double windows, extensive built-in wardrobes, and a stylish en-suite shower room with a three-piece suite. A further well-sized double bedroom enjoys excellent natural light, while the third double bedroom, currently used as a home office, offers flexibility to suit a variety of needs.

BEDROOM 1



BEDROOM 2



BEDROOM 3



The private front and rear gardens feature a mix of lawn and paved areas, along with a wooden shed and an external storage cellar at ground level. The villa also offers spectacular panoramic views of the Edinburgh skyline, featuring the castle, Calton Hill, and the dazzling annual fireworks display.

This property offers an exceptional opportunity to acquire a traditional Edinburgh villa in one of the city's most desirable residential areas, a home full of character, style, and warmth.

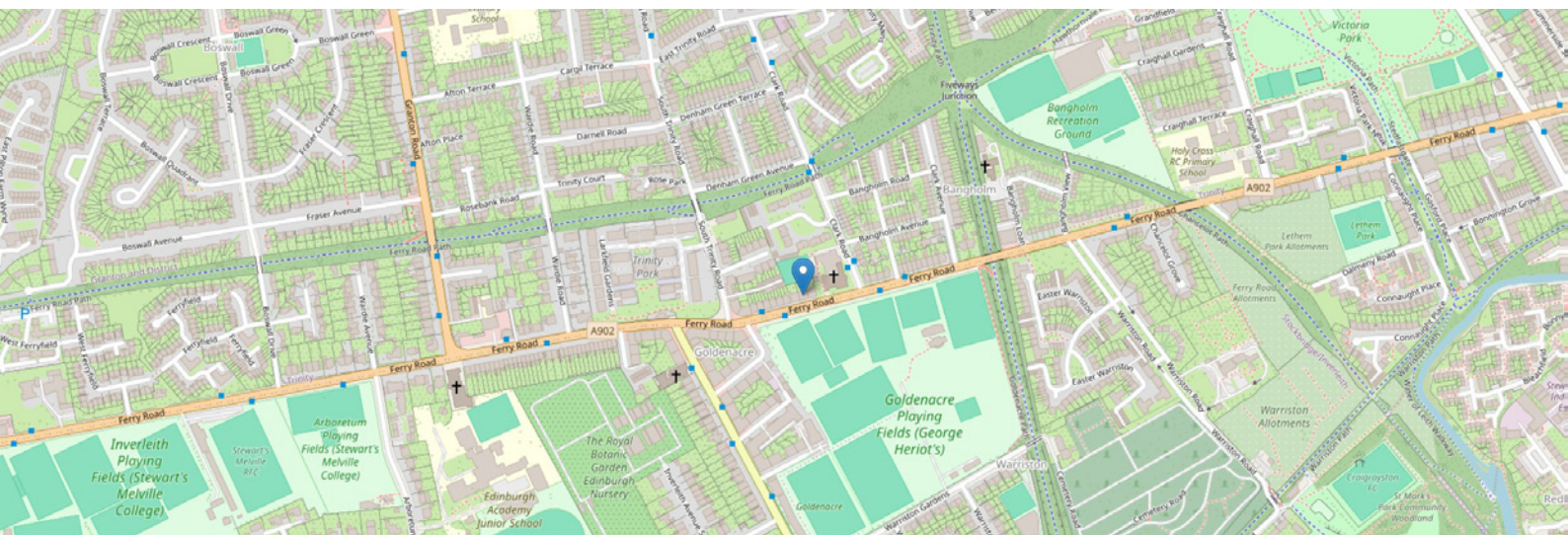
EXTERNALS & VIEWS



This floor plan shows a 4-bedroom house with a swimming pool and garden. The layout includes a large central hall, a drawing room, a primary bedroom, a living/dining room, a kitchen, a bathroom, a shower room, and a storage area. The dimensions for each room are as follows:

- Bedroom: 3.25 m x 3.53 m
- Bedroom: 2.54 m x 3.54 m
- Bathroom: 1.38 m x 3.54 m
- Living/Dining Room: 4.01 m x 4.70 m
- Kitchen: 2.13 m x 4.18 m
- Hall: 7.40 m x 2.40 m
- Storage: 1.25 m x 2.39 m
- Shower Room: 2.65 m x 1.23 m
- Hall: 1.20 m x 3.92 m
- Drawing Room: 4.22 m x 6.25 m
- Primary Bedroom: 3.58 m x 4.90 m
- Foyer

Gross internal floor area (m²): 135m² | EPC Rating: C



THE LOCATION

Situated in the highly desirable Trinity district of Edinburgh, 286 Ferry Road enjoys an enviable position within one of the city's most sought-after residential areas. Known for its tree-lined streets, elegant period homes, and sense of community, Trinity offers a peaceful atmosphere while remaining just a short distance from the city centre. The area benefits from an abundance of green space, with Inverleith Park, Victoria Park, and the picturesque Water of Leith walkway all nearby, perfect for leisurely walks, running, or spending time outdoors. The Firth of Forth shoreline is also within easy reach, offering scenic coastal walks and stunning views across the water.





From here, along Inverleith Row, the trip into the City Centre might take as little as ten minutes using one of the many and frequent bus services that pass through the district. Being located on Ferry Road, travel to the east and west side of the City cannot be simpler or more convenient.

Nearby is an excellent local shopping centre at Newhaven. This is a very lively centre providing a wide variety of shopping facilities as well as post office and banking services. The property is also within close proximity to excellent state and private schools.

For those who enjoy open air facilities, there are the Botanic Gardens and Inverleith Park nearby. The walkways created on some of Edinburgh's old railway lines, which radiate out from Warriston, offer country like walks yet within the very heart of the City. Edinburgh's formal entertainments tend to be highly concentrated in the Lothian Road/Tollcross area. Here there are theatres and cinemas, all manner of bars and restaurants, indoor sports facilities and health clubs. The return trip by taxi ought to take no more than ten minutes in the late evening.

All things considered, this is a peaceful, quiet, convenient and well-established area surrounded by excellent services and amenities and within the easiest possible reach of the City Centre. As a consequence of all this, it is a much-respected and highly sought-after.



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