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Offers Over

£220,000

24 Fraser Crescent

Trinity | Edinburgh | EH5 2AJ

This spacious, rarely available main door upper villa with fantastic private front and rear gardens, is quietly situated within the prime residential district of Trinity close to a host of fantastic local amenities, schooling and transport links. In move-in condition the property would undoubtedly suit the first time buyer or young professionals and internal viewing is highly recommended.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  On-street parking
-  Private gardens
-  EPC Band - C
-  Council Tax Band - A



Description

In brief the accommodation comprises; entrance vestibule with stairs leading to welcoming entrance hallway with built-in storage, generously proportioned and bright lounge/dining with electric fire, attractive fitted kitchen, light and airy principal bedroom, second well proportioned double bedroom with built-in storage cupboard and modern fully tiled bathroom with three-piece suite and rainfall shower over bath. Further benefits include gas central heating and double glazing. Please note the property is of Weir Steel construction with an insulated render system fitted.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated fridge/freezer, integrated oven/hob, integrated dishwasher and integrated washing machine.

Gardens & Parking

To the front lies a sizeable enclosed private garden which has been well maintained and mainly laid to lawn. To the rear there is a further secluded private garden which is laid to lawn and has an area of patio. Ample on-street parking can be found to the front.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

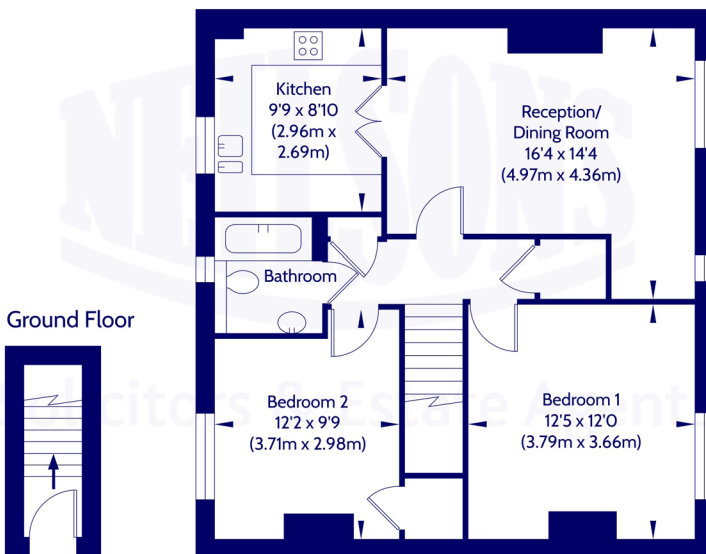
The highly popular Trinity district is approximately three miles from the city centre and is served by pleasant green areas including Victoria Park, Inverleith Park and the Botanic Gardens. There are many local amenities including Newhaven Harbour and its restaurants, cafes and fishmonger, the David Lloyd's Sports Centre, banking and postal facilities and a 24hr ASDA, all within easy reach. Ocean Terminal provides extensive retail facilities as well as a multi-screen cinema complete and gym. There are pleasant walks along the Forth waterfront or the Water of Leith Walkway, from where there is easy access to an extensive network of cycle paths. Schools in the area are highly regarded from nursery to senior levels. Excellent regular bus services run to the City Centre and beyond.





Approx. Gross Internal Floor Area 65 Sq M / 696 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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