



Thorntons 
The right way to move

8/2 Russell Place Trinity

Edinburgh, EH5 3HE





Property Summary

Set within a handsome Victorian converted house in leafy Trinity, this first-floor apartment combines generous proportions with attractive period character, and comes with a private drive and garage, as well as a communal garden.

A welcoming hall offers the first glimpse of the impressive architecture with tall ceilings framed by ornate corncicing. The dual aspect living room boasts exceptional floor space arranged around a wood-burning stove. The second reception room is equally impressive with tall sash-and-case windows and a fireplace, currently utilised as a dining room and snug. The breakfasting kitchen is fully fitted with space for informal dining. A generous double bedroom enjoys ample fitted wardrobe space and a double aspect. Completing the home is a shower room and gas central heating. Externally there is both private and communal garden grounds, plus private off-street parking with a garage and gated drive. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- First-floor apartment in a converted Victorian house
- Leafy and exclusive Trinity setting
- Beautifully retained period features throughout
- Dual-aspect living room with fireplace
- Elegant living/dining room with tall sash-and-case windows
- Generous double bedroom with dual aspect and wardrobes
- Shower room with walk-in shower
- Private and communal gardens
- Gated driveway leading to single garage
- Gas central heating and sash-and-case windows









[Click here to take a virtual tour](#)





Trinity, Edinburgh

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture.

Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craighleith Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars.

Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop.

Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach.

Regular bus services allow quick travel throughout the city, with the Airlink offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.



Floorplan





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