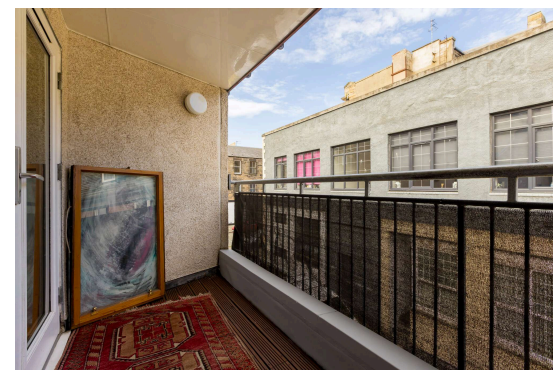
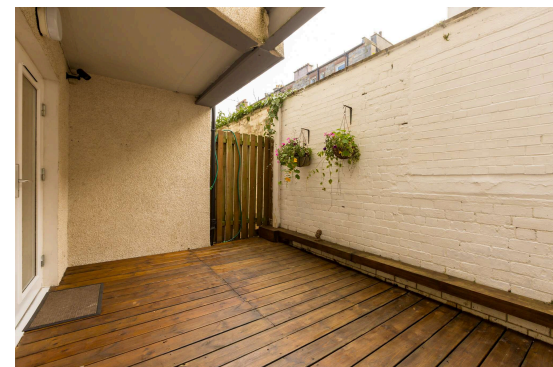




41 Trafalgar Lane
EDINBURGH, EH6 4DJ

A

"41 Trafalgar Lane is a unique townhouse and is located within the popular Leith area of Edinburgh"

- ENTRANCE VESTIBULE
- HALLWAY
- STUDY/OFFICE
- UTILITY ROOM
- SITTING ROOM
- BALCONY
- KITCHEN
- DOUBLE BEDROOM ONE
- EN-SUITE SHOWER ROOM
- DOUBLE BEDROOM TWO
- DOUBLE BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- CAR PORT









LOCATION

Leith is the port of Edinburgh situated around 2 miles from Edinburgh city centre and is a vibrant and diverse place to live. It offers a wonderful array of restaurants, cafes and bars, many of which are to be found at the nearby cosmopolitan Shore. With its unique blend of old and new architecture, Leith has become a popular area with young professionals, yet it retains a distinctive character separate from the rest of the city. The city centre is a short distance away where there are fantastic amenities. Ocean terminal shopping centre, a large flagship development which houses boutique retailers, multi-screen cinema, restaurants.

Leisure activities can be found locally at Leith Victoria Leisure Centre and David Lloyd Fitness Club. The Water of Leith cycle path is close by linking to a network of routes throughout the city. Leith Links and Pilrig Park are nearby for a relaxing stroll. The area is well served with schooling for all ages. There are frequent bus services to the city centre. The A1 south and Edinburgh city bypass are easily reached by car, as is Edinburgh International Airport, making it ideal for commuting.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



DESCRIPTION

41 Trafalgar Lane is a unique townhouse and is located within the popular Leith area of Edinburgh, making for an ideal family home. Viewing of this property is highly recommended.

Accommodation comprises: Ground Floor: entrance vestibule, leading onto the internal hallway, study/office, providing access to the rear garden through double patio doors and a utility room with toilet and sink.

First Floor: a bright and spacious sitting room with a Juliette balcony, a modern kitchen, benefiting from an integrated hob/oven and extractor hood and a spacious double bedroom.

Second Floor: master bedroom with walk in cupboard, access to the balcony and a three piece, fully tiled en-suite shower room with a corner shower cubicle, heated towel rail and extractor fan, a further double bedroom with double built-in mirrored wardrobe and a three piece family bathroom with shower over the bath. Further benefits include gas central heating, double glazing and off street parking with a private car port.

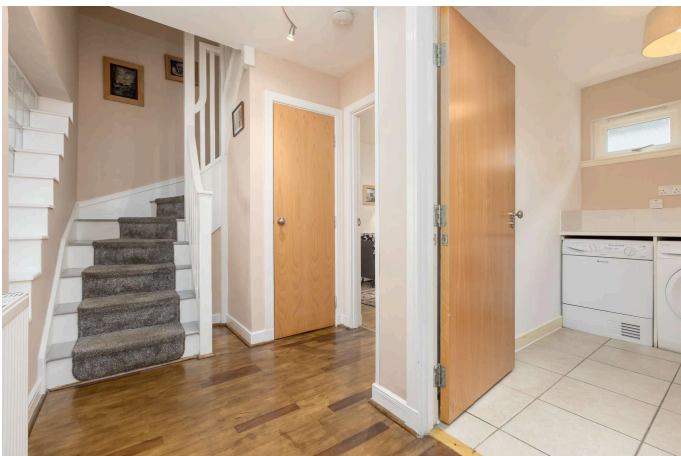
EPC RATING

The energy efficiency rating for this property is band B





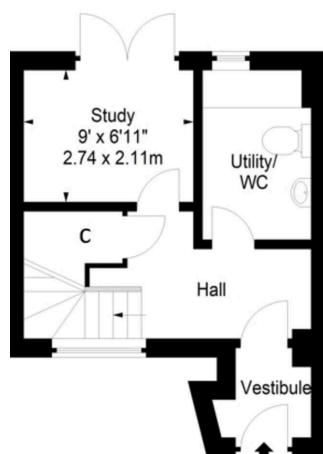
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



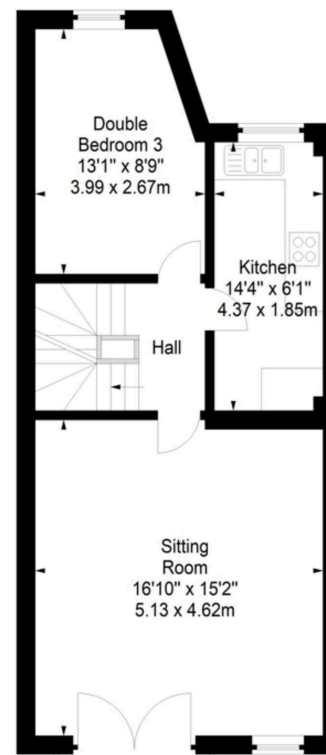
Trafalgar Lane,
Edinburgh,
Midlothian, EH6 4DJ



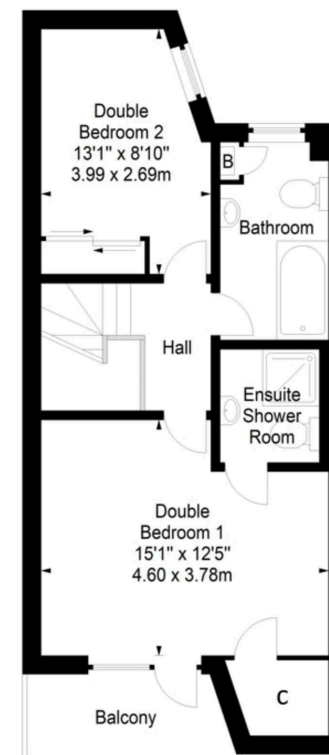
Approx. Gross Internal Area
1258 Sq Ft - 116.87 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



Second Floor

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Fraser Falconer - 07825 951348
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espc

zoopla

OnTheMarket

rightmove

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