

223A Ferry Road
Trinity, EH6 4SP

Deans
Solicitors & Estate Agents LLP





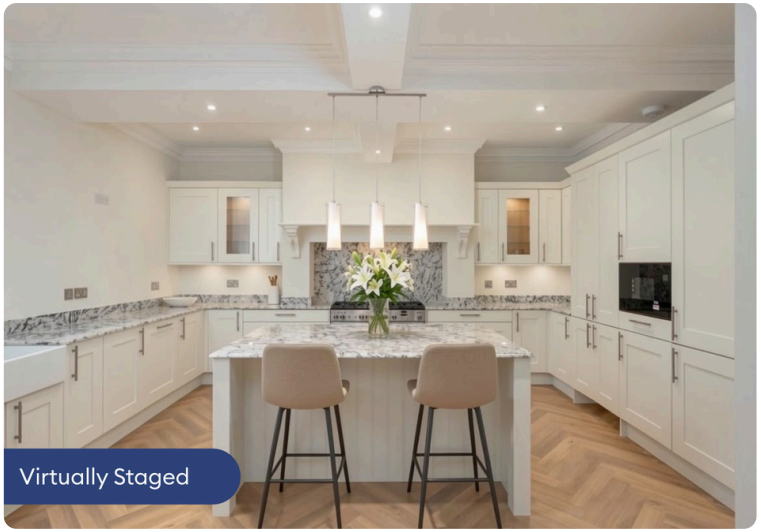
LINK-DETACHED VILLA

- Sitting/ Dining Room
- Open Plan Kitchen
- Utility Room
- Four Bedrooms
- Study/ Office
- Bathroom
- Shower Room
- Double Glazing & GCH
- Driveway
- EPC Rating – C



Turn key condition! An excellent opportunity has a risen to purchase this beautifully presented traditional linked detached villa in the highly desirable location of Trinity. The property which has been sympathetically and extensively upgraded to a very high standard and would be the perfect home for the young professionals/ family. Local amenities can be found within easy reach at nearby Inverleith with further specialized shopping available at Craigleith Retail Park. A tram stop can be found a short drive away at Newhaven which travels to the Ocean Terminal, the City Centre and Edinburgh Airport. Reputable schooling is also available within the surrounding areas along with open spaces of Victoria Park and the Royal Botanic Gardens. In move-in condition the spacious accommodation which retains some period features comprises; welcoming entrance hallway, generously proportioned sitting/ dining room open plan to the fantastic and well-designed stylish kitchen with central island, utility room and large walk-in storage cupboard off, study/ office and shower room completes downstairs accommodation. An attractive balustrade leads to the upper level with four lovely double bedrooms and contemporary bathroom with shower over bath. Double gates provide access to private garden grounds which incorporates private off-street parking. Further benefits of feature skylights, gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, blinds, cooker, dishwasher, washing machine, tumble dryer and light shades. Please note that some images have been virtually staged by illustrative purposes. All appliances included in the sale are sold as seen with no warranty provided.



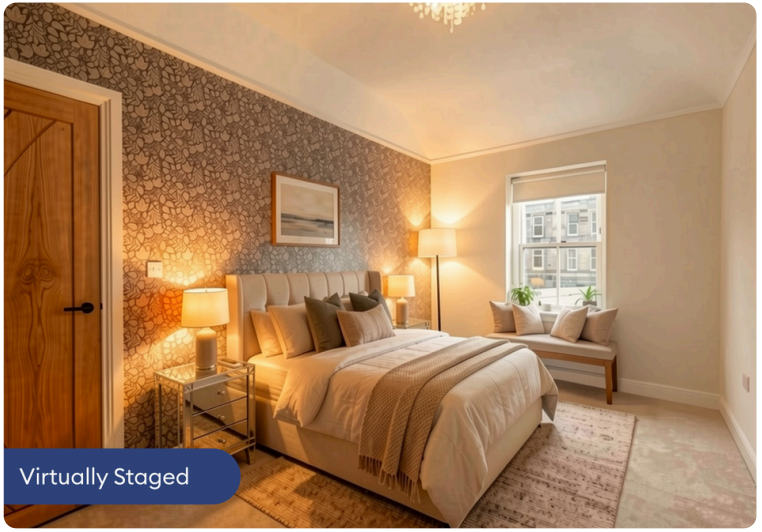










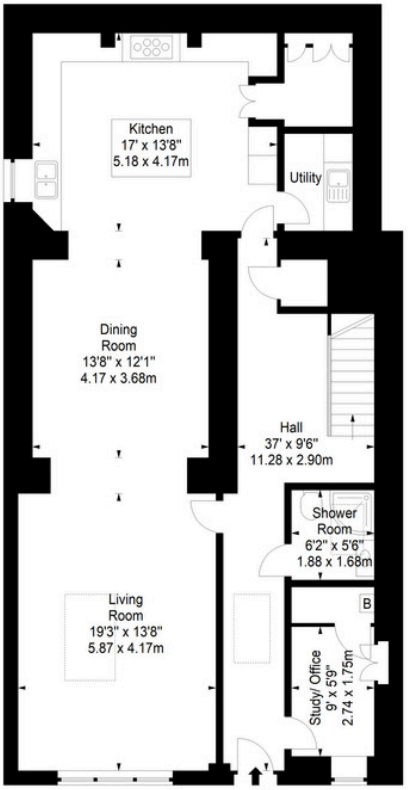

Virtually Staged

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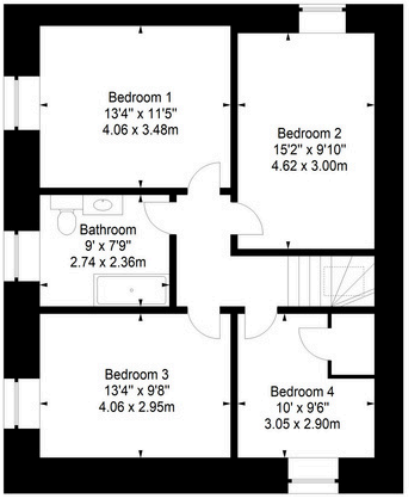
SquareFoot

Approx. Gross Internal Area
1891 Sq Ft - 175.67 Sq M
For identification only. Not to scale.
© SquareFoot 2026





Ground Floor



First Floor









Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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