

**16 East Trinity Road  
Edinburgh EH5 3DY**

**Offers Over £300,000**

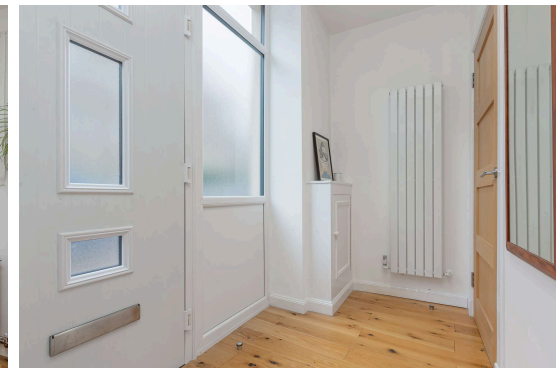
- Open plan living/dining/kitchen area
- Kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances
- Two double bedroom both with wardrobes included
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Shower room fitted with two-piece suite
- Gas central heating and double glazing throughout
- Direct access to communal garden space

Free on-street parking

**Council Tax Band: D**

**Tenure: Freehold**

**Shared Ownership: No**





## Terraced

Blair Cadell is delighted to present this beautifully presented mid-terraced villa located in the highly sought-after area of Trinity. Immaculately finished throughout, this property is in true turnkey condition, making it an ideal choice for a wide range of buyers. Early viewings are highly recommended.

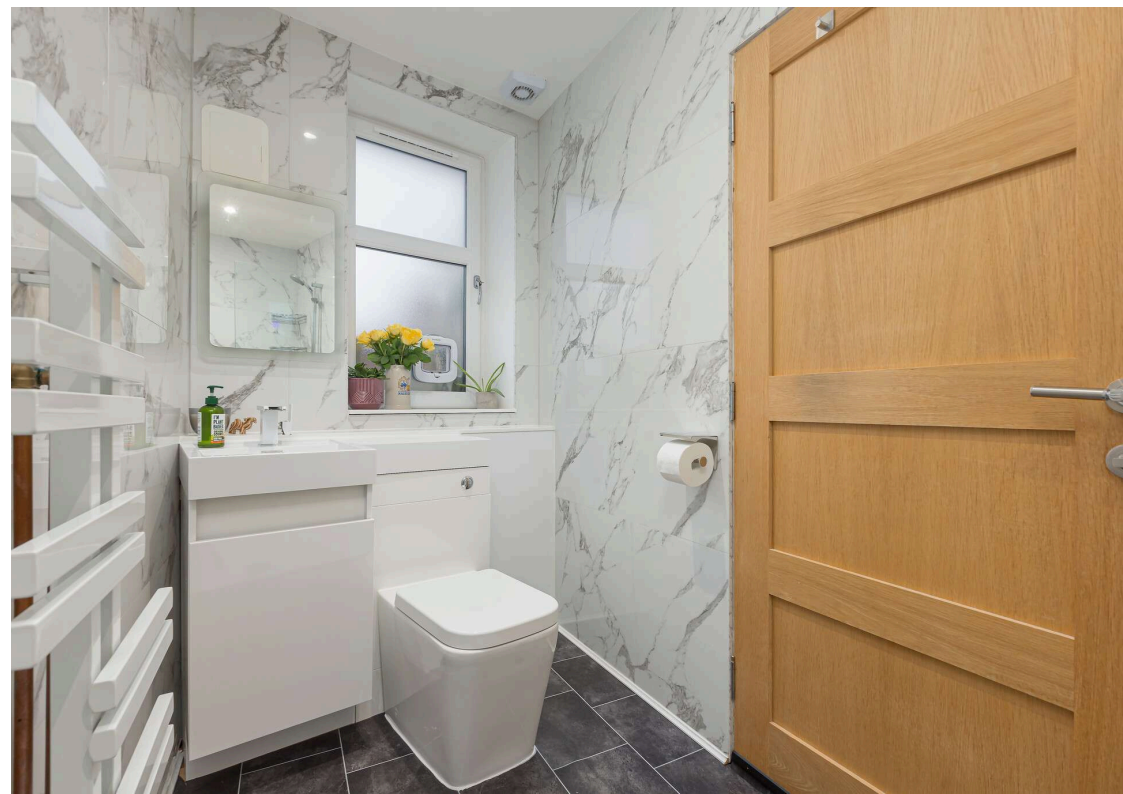
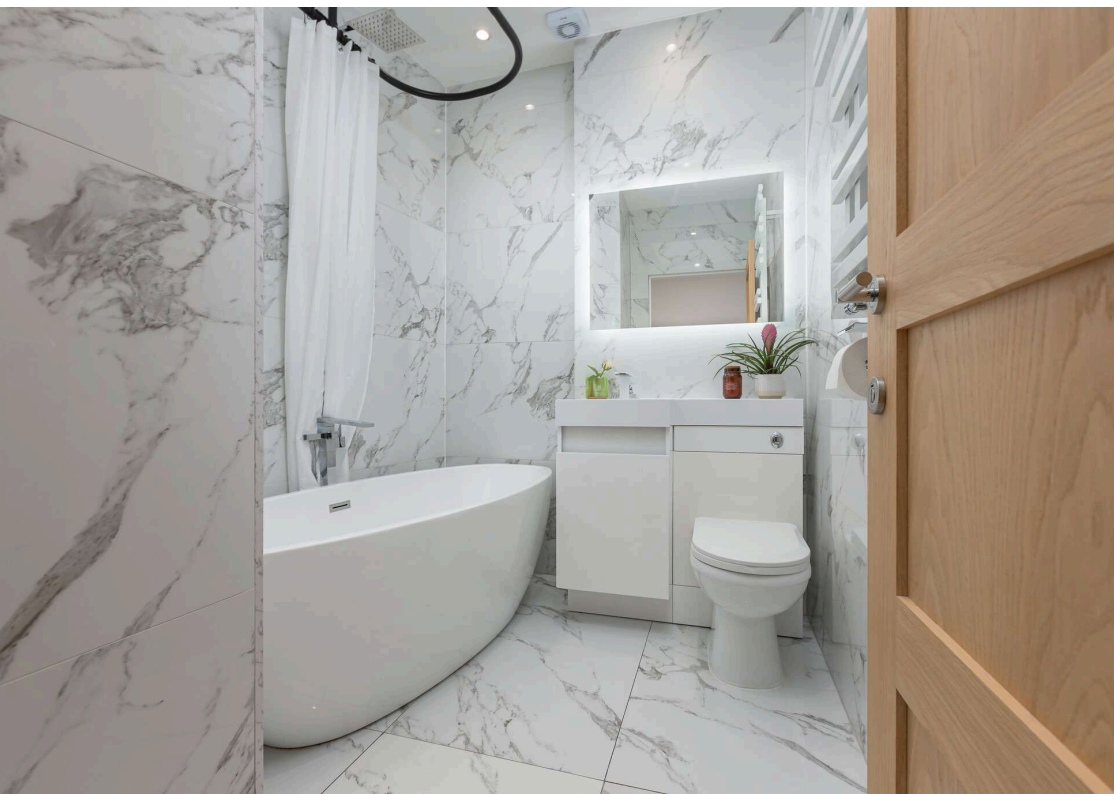
The accommodation boasts a fantastic open-plan living, dining, and kitchen area, offering an exceptionally versatile space perfect for entertaining friends and family or enjoying a quiet evening at home. The modern kitchen is equipped with a range of sleek floor and wall-mounted units, an induction hob, an electric oven, and integrated appliances (stand alone freezer not included in sale). The property features two spacious double bedrooms, both with generous wardrobes providing ample storage. The main bathroom is a standout, fitted with a luxurious three-piece suite, including a mains shower over the bath with a stylish rainwater showerhead. On the ground floor, there is an additional shower room, complete with a two-piece suite and a walk-in mains shower. At the entrance, a practical vestibule includes a large cupboard offering additional storage solutions. The property further benefits from gas central heating, double glazing throughout, direct access to a communal patio area, and readily available free on-street parking.

Situated to the north of Edinburgh's city centre, Trinity offers an enviable lifestyle with excellent connectivity. Frequent bus services and the new tram terminus at Newhaven provide swift and easy access to the city centre and beyond. The property is adjacent to Victoria Park, which offers outdoor sporting and leisure facilities for all ages, as well as access to the Edinburgh Cycle Network, ideal for cycling enthusiasts. Trinity's local amenities include Sainsbury's, Co-op, a Post Office, and Leith Library, while a 24-hour ASDA is conveniently located in nearby Newhaven. Entertainment options abound, with the Vue cinema complex at Ocean Terminal and the vibrant bars and restaurants of The Shore just a short distance away. The historic Newhaven Pier and its renowned gourmet fish restaurants are also within walking distance. Families will appreciate the area's excellent primary and secondary schools, both within easy walking distance. With its superb location, stunning interiors, and abundance of nearby amenities, this property offers an exceptional opportunity to secure a home in one of Edinburgh's most desirable neighbourhoods.

**Viewing by appointment 0131 337 1800**





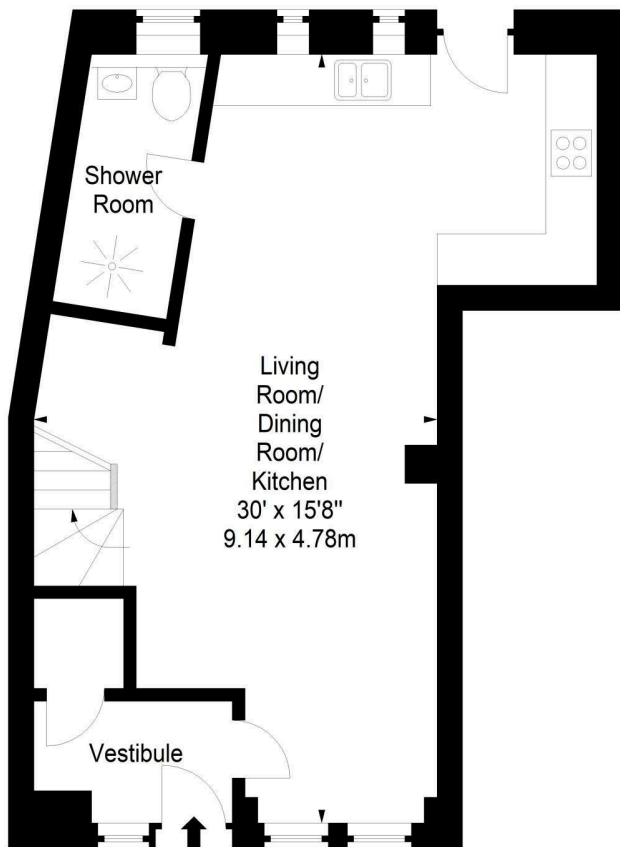




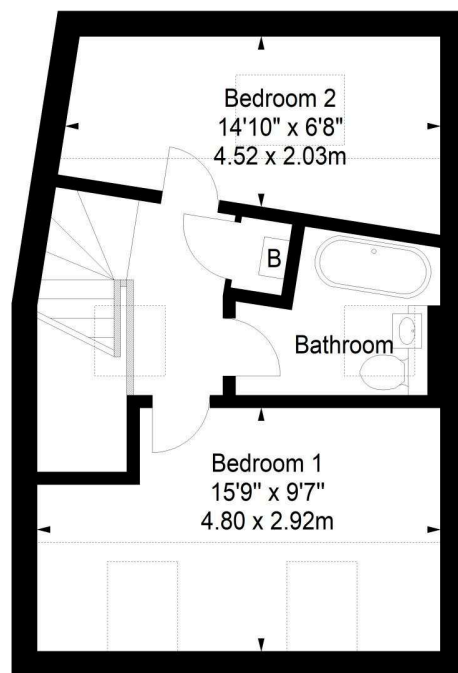
East Trinity Road,  
Edinburgh,  
Midlothian, EH5 3DY



Approx. Gross Internal Area  
884 Sq Ft - 82.12 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

