



**Thorntons**  
The right way to move

## 81 Trinity Road

Trinity, Edinburgh, EH5 3JX





## Summary

Located in the highly sought-after and historic suburb of Trinity sits this expansive main-door lower villa, which forms part of a stately Victorian building. The three-bedroom home features generously proportioned rooms with all the benefits of period architecture, including the high ceilings and well-retained period details. It has the added advantage of excellent built-in storage, as well as a bathroom and separate WC. Plus, it further boasts private parking and two private gardens, including a fully-enclosed rear garden with a neat lawn and mature planting. Extras: all fitted floor and window coverings, and light fittings to be included in the sale. Please note, no warranties or guarantees are provided as any items or services included are in a sold as seen condition.

## Features

- A substantial ground-floor villa
- In the Trinity conservation area
- Spacious rooms with high ceilings
- Adorned with a wealth of period features
- Private main-door entrance
- Vestibule and hall with a store and WC
- Spacious living room with feature fireplace
- Generously proportioned dining kitchen
- Utility room with rear garden access
- Two large double bedrooms with storage
- Good-size, versatile third bedroom
- Large 4pc bathroom with overhead shower
- Well-maintained front and rear gardens
- Private driveway for off-street parking
- Gas central heating and sash windows



“An exceptionally large main-door lower villa, set within a stately Victorian building in highly sought-after Trinity”



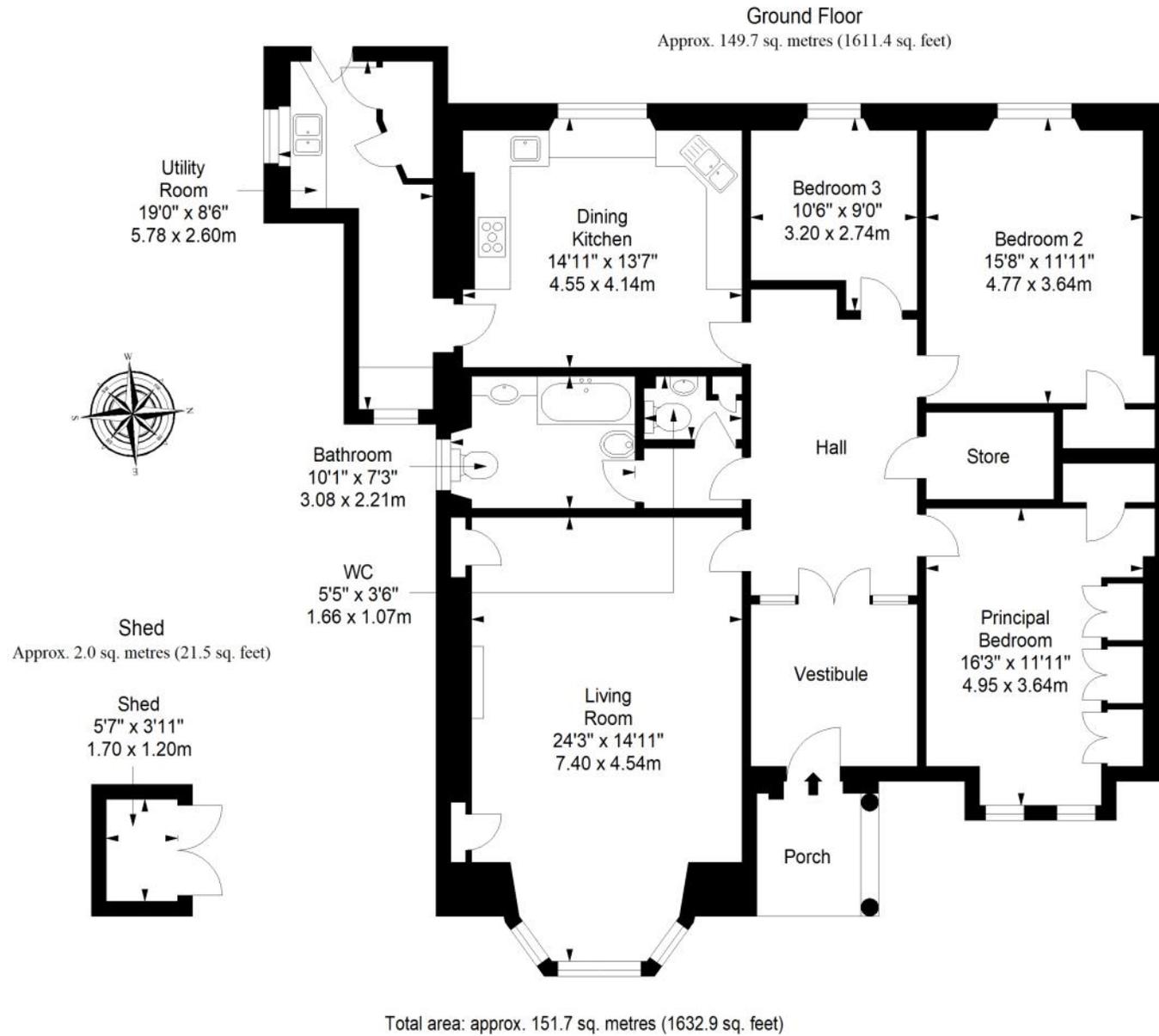




“Spacious interiors adorned with period details, along with secure private parking and two private gardens”



# Floorplan





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