



**lindsays**

21 Lennox Row  
Trinity, EH5 3LU

*"Spacious and rarely available four bedroom detached house"*

- Bay windowed sitting room
- Family room/dining room
- Dining kitchen
- Dining room/bedroom five
- Four further double bedrooms
- Useful boxroom/office
- Family bathroom
- Downstairs WC
- Gas central heating
- Sash and case windows
- Garage and driveway
- Private gardens to front & rear

EPC Rating D

**OFFERS OVER £575,000**



## Description

A deceptively spacious and rarely available detached house which benefits from a garage and driveway, located in the prestigious area of Trinity. This superb family home is full of character, with many rooms boasting feature fireplaces, and while would now benefit from some modernisation and upgrading offers the potential to create a unique and stylish home in a highly sought after location. In brief the accommodation comprises; entrance vestibule, welcoming hall, bay windowed sitting room, family room/dining room with wooden flooring and door to the garden, dining kitchen with kitchen with plinth suitable for an Aga and door to the garden, dining room/bedroom five, four double bedrooms, useful boxroom/office, family bathroom with white suite and downstairs WC.

## Area

Trinity is one of the city's most prestigious and sought after residential areas, particularly suited to family living. Bordered by the Firth of Forth to the north and the wonderful open spaces of Inverleith Park and The Royal Botanic Gardens to the south, the area is pleasantly leafy and tranquil, yet remains little more than 2 miles from Princes Street, to which there are excellent public transport services. Neighbouring Stockbridge and Comely Bank offer a delightful array of small speciality shops, as well as a large branch of Waitrose. Here, there are also a number of fine restaurants and hostellers and sports facilities provided by the Glenogle Swim Centre and The Grange Cricket and Squash Club. There are lovely meandering paths by the Water of Leith and the city's cycle path network, which runs all the way from Balerno to Leith. The Port of Leith is approximately 1 mile away and is home to the Royal Yacht Britannia, a multi-screen cinema, the Ocean Terminal Shopping Mall and a number of award winning waterfront restaurants. There is also a David Lloyd Leisure Centre, a 24 hour Asda, restaurants and a pretty little harbour at Newhaven. The local schools have an excellent academic reputation (Wardie and Trinity Primary Schools and Trinity Academy) and in the private sector Edinburgh Academy, Fettes College, Stewart's Melville College, The Mary Erskine School and St. George's are all within close proximity. Nearby Ferry Road is a main arterial route linking the west and east sides of the city with the city by-pass, Edinburgh International Airport, the Forth Bridge and the central motorway network. A bus route to the city centre, Lomond Park bowling/tennis clubs and Private Park are all within 200 meters.

## Viewing

Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



Lennox Row, EH5 3LU

SquareFoot

Approx. Gross Internal Area

1874 Sq Ft - 174.09 Sq M

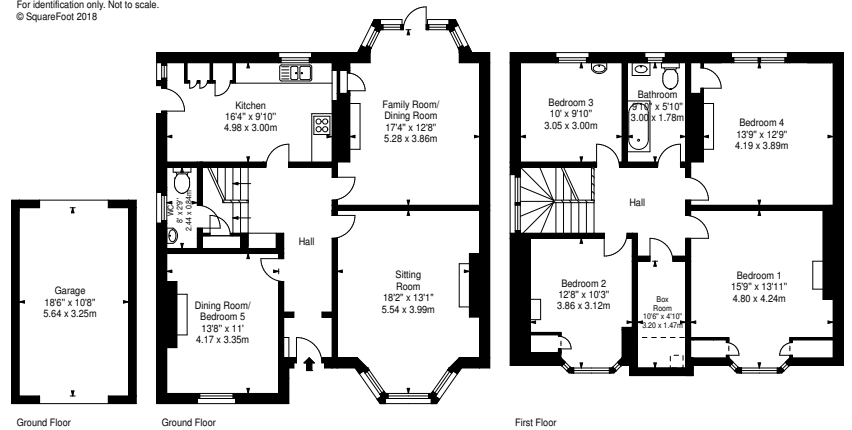
Garage

Approx. Gross Internal Area

199 Sq Ft - 18.49 Sq M

For identification only. Not to scale.

© SquareFoot 2018



T: 0131 229 4040 E: [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk) W: [lindsays.co.uk](http://lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.