



## RUSSELL PLACE

Edinburgh, EH5





# A RARELY AVAILABLE DETACHED HOME

Nestled within beautifully mature and exceptionally private grounds in the heart of Trinity.



Local Authority: Edinburgh City Council

Council Tax band: G

Tenure: Freehold

Offers over: £1,300,000





# DESCRIPTION

- Delightfully situated in a private and secluded position on a quiet road in prime Trinity.
- Well located for access to a range of amenities including Lomond Park, Newhaven, as well as the tram and airport and city bus services.
- A number of the city's finest schools are within a mile or two, including The Edinburgh Academy, Fettes College, Erskine Stewart's Melville Schools and George Heriots.
- Exceptionally charming villa set over two floors.
- Superb flexible family living and reception spaces.
- Four comfortable bedrooms with two bathrooms (one of which is en suite).
- Standalone garage
- Exceptional garden offering a piece of the country in a city location.

Russell Place is a particularly elegant, detached home, set within beautifully mature and incredibly private grounds in the heart of Trinity. This early example of a Gothic Revival villa forms part of a charming group of three such properties, originally conceived as part of the early 19th-century development of Trinity Mains by lawyer Alexander Scott, as depicted on Wood's 1826 plan of Leith.

Arranged over two floors, the property benefits from predominantly south and east-facing aspects, ensuring an abundance of natural light throughout the day. The accommodation has been extensively modernised to meet the needs of contemporary family living while retaining exquisite period features, including delicate plasterwork, astragal windows, and a striking cupola over the central hallway.

At the heart of the home is a beautifully designed kitchen and dining area, which has been enhanced by a stunning glass extension. This light-filled space, with a southerly aspect overlooking the garden, offers a seamless connection between indoor and outdoor living. The spacious sitting room provides an elegant yet inviting retreat.





The property features four well-proportioned bedrooms, including a generous principal suite with en-suite shower room. A stylish family shower room/utility and a dedicated office provide additional practicality. A unique mezzanine-level sleeping platform adds further versatility.

Externally, the home enjoys a private garage, bike store, and covered storage, alongside its tranquil, well-maintained gardens. A rare opportunity to own a piece of Trinity's architectural heritage, Russel Place combines historical charm with modern refinement in one of Edinburgh's most sought-after locations.

## LOCATION

Russell Place is located in the Trinity district of Edinburgh with a fine array of stone-built family houses







Located approximately two miles north of the city centre this is a high amenity area with a thriving community with active churches, tennis and bowling clubs, private park, a wide selection of local shops and major supermarkets.

The area is particularly well served from an educational point of view with a choice of nurseries, Wardie Primary School and Trinity Academy as well as the Edinburgh Academy, Fettes College, George Heriots, Erskine Stuart's Melville Schools and St George's School.

There are good transport links with a local bus service (number 23) providing a direct route to the city centre, and an extensive network of cycle paths; the tram is a short distance and convenient road access westwards to the City Bypass, Edinburgh Business Park, Edinburgh Airport and beyond to the Central Scotland Motorway Network.

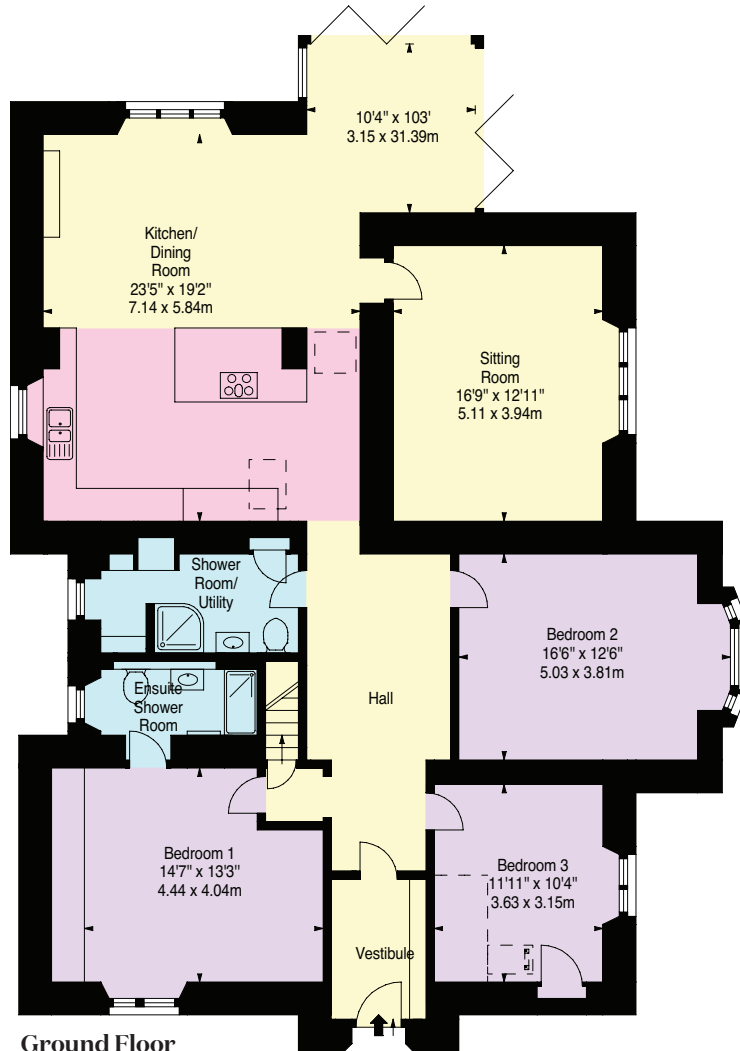
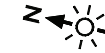
Local amenities include sailing at Granton and the David Lloyd Leisure Centre at Western Harbour.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

Approximate Gross Internal Area  
= 2052 Sq Ft - 190.63 Sq M  
Mezzanine: 21 Sq Ft - 1.95 Sq M  
Garage, Bike Store & Covered Store:  
273 Sq Ft - 25.36 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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I would be delighted  
to tell you more.

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