



# 7

**7 DENHAM GREEN PLACE  
TRINITY  
EDINBURGH**

This substantial stone built villa forms part of a handsome tree lined Victorian terrace which is situated within Edinburgh's much sought after Trinity district.

Entrance vestibule, reception hallway, sitting room, dining room, dining kitchen, utility room, downstairs shower room, six bedrooms, dressing room/study and bathroom.

Excellent storage and original features.  
Private gardens to both the front and rear.

**Offers Over £650,000**

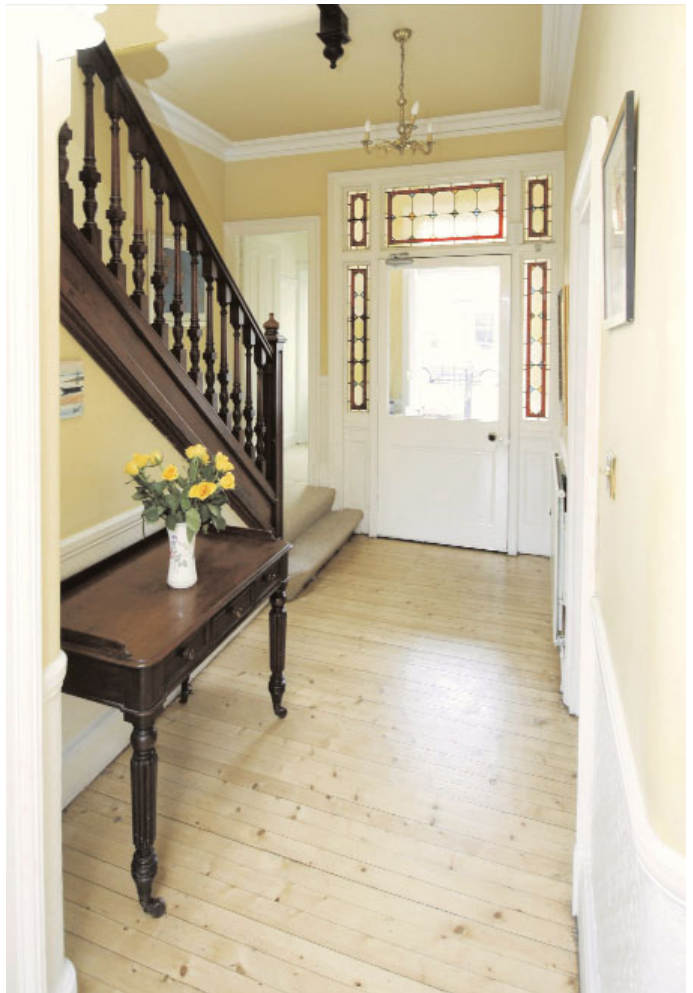


#### GENERAL DESCRIPTION

7 Denham Green Place is a substantial six bedroom family residence with accommodation formed over three floors offering versatile and generously proportioned rooms enhanced by many fine period features including; original fireplaces, panelled interior doors, working shutters, detailed and plain cornices, picture rails and a delightful period staircase leading from the reception hall to the upper landings. The interior boasts a light and airy aspect with high ceilings and sash windows that provide an exceptional family home within a prime residential area. Externally there are private gardens to the front and enclosed private gardens to rear.

#### SITUATION

Trinity is situated to the north of Edinburgh and is one of the cities most desirable districts. Positioned as it is, within easy reach of the City Centre and Leith, which has an excellent range of small interesting shops, restaurants and of course the Ocean Terminal Shopping and Leisure Complex. Further shopping facilities include a large supermarket in nearby Broughton Road, a selection of small shops and banking facilities in Goldenacre and a further large supermarket on Ferry Road. There are schools at both primary and secondary level within easy reach and a regular bus service runs to the city centre and the surrounding areas.





## ACCOMMODATION

(All Sizes Approximate)

## ENTRANCE VESTIBULE

The property is gained via the original timber panelled door with numbered fanlight above. Displays a terrazzo tiled floor and has glass panelled door leading through to the reception hallway.

## RECEPTION HALLWAY

The reception hallway provides access to the majority of downstairs rooms and has handsome staircase with cupboard below leading to the upper hall. The hallway displays original coving, stripped floorboards and two further cupboards including a cloaks cupboard with window to the front.

## SITTING ROOM

21'5" x 13'3" 6.53m x 4.05m (into the bay)

This impressive public room has broad front facing bay window overlooking the garden. Focal point of the room is the handsome oak working fireplace and the room displays cornice work, picture rail, cupboard and polished floorboards.





#### **DINING ROOM**

**13'2" x 11'4" 4.03m x 3.29m**

This formal dining room has twin rear facing windows with working shutters overlooking the garden. The room displays a feature gas stove, shelved press, striped floorboards and coving.

#### **DINING KITCHEN**

**17'2" x 10'10" 5.18m x 3.31m**

This good sized dining kitchen has window to the rear with working shutters overlooking the garden. The room features modern kitchen units with worktop, matching splashback and ceramic Belfast sink. Included in the sale price will be the large Rangemaster cooker (not guaranteed). The room has cupboard off and doorway through to the utility room.

#### **UTILITY ROOM**

**9'3" x 7'0" 2.83m x 2.14m**

This room has window and door over looking and leading out onto the rear garden. The room features matching kitchen units with worktop and door to the downstairs shower room.

#### **DOWNSTAIRS SHOWER ROOM**

**7'0" x 3'10" 2.14m x 1.18m**

This room has window to the rear and features a white suite with mains shower.

#### **UPPER HALL**

The impressive upper hall is gained via a handsome staircase and has a large cupola proving natural daylight. Provides access to the majority of first floor rooms and has staircase off to the top hallway.

#### **BEDROOM 1**

**21'5" x 13'3" 6.53m x 4.05m (into the bay)**

This large double bedroom has broad bay window overlooking Denham Green Place. Displays decorative cornice work, picture rail and feature fireplace with inset gas fire.

#### **BEDROOM 2**

**17'0" x 8'9" 5.19m x 2.66m**

This double bedroom has rear facing window overlooking gardens. Displays coving, shelved press and door through to study/dressing room.





#### **STUDY / DRESSING ROOM**

**14'7" x 6'3" 4.47m x 1.91m**

Situated off bedroom two this versatile room has rear facing window overlooking gardens. Features a part combed ceiling, laminate flooring and plumbing exists to form en-suite subject to the necessary consents being obtained.

#### **BEDROOM 3**

**13'3" x 8'9" 4.04m x 2.68m**

This double bedroom has rear facing window overlooking gardens. Displays coving and shelved press.

#### **BEDROOM 4**

**10'11" x 8'9" 3.33m x 2.68m**

This double bedroom displays original coving and has facing window over Denham Green Place.



#### **BATHROOM**

**10'7" x 3'11" 3.25m x 1.21m**

This room features a white three piece suit and has window to the rear.

#### **TOP HALLWAY**

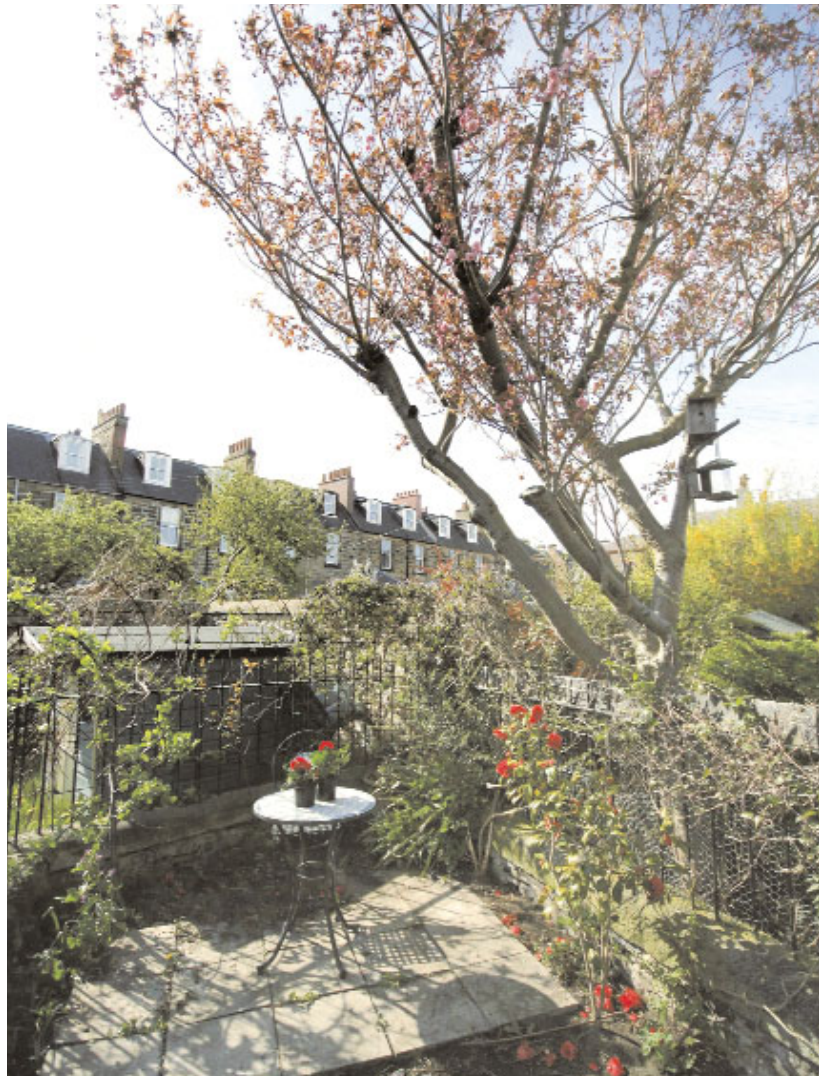
Gained via staircase from the upper hall and has cupola providing natural daylight. Doors lead off to both remaining bedrooms and there is access to large mostly floored attic space.

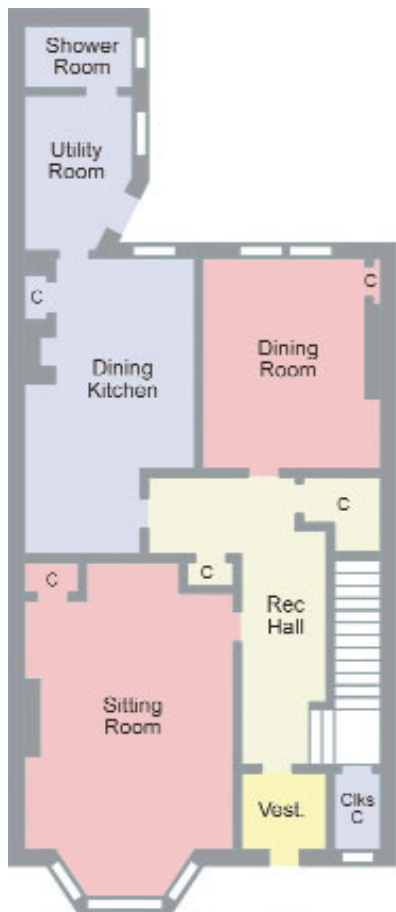
#### **BEDROOM 5**

**11'5" x 10'7" 3.47m x 3.22m**

**(at widest point)**

This bright room has rear facing dormer window overlooking gardens. The room displays a part combed ceiling and original cast iron fireplace.

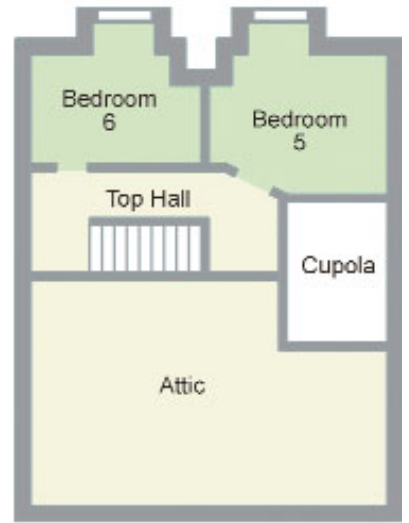




Ground Floor Plan



First Floor Plan



Second Floor Plan

Schematic Diagram only - Not to scale

**BEDROOM 6**

10'6" x 8'7" 3.21m x 2.61m (at widest point)

This bright room has rear facing dormer window overlooking gardens. The room displays a part combed ceiling and original cast iron fireplace.

**HEATING**

The property has a system of gas central heating.

**GARDENS**

To the front of the property the garden is enclosed via low level stone wall with gate and path leading to the front door. Displays gravel and planted areas. To the rear of the property there is a fully enclosed garden with sun patio adjacent to the property.

**ENTRY**

By Arrangement

**VIEWING**

By appointment telephone 07912 363606 or Russel + Aitken on 0131 20 20 600.

**PRICE**

Offers Over £650,000.

**NOTES OF SALE**

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

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