



LENNOX HOUSE

"An opportunity to create one of the finest family houses in Trinity"



OVERVIEW

A handsome Victorian detached family house with in excess of 5000 sq ft of elegantly proportioned accommodation laid out over three floors. Previously a care home, there is now planning permission in place to re-establish the property as a family home.

With a new and carefully considered layout designed, ideal for contemporary family living and entertaining, purchasers are faced with a once in a generation opportunity to create a trophy family house in this highly sought after position overlooking Lomond Park.

Boasting views to the south over tennis courts towards the open spaces of Lomond Park, views of The Firth of Forth and Fife beyond can be enjoyed from the top floor.

A good sized garden with plenty of storage compliments the generous accommodation as will the off street parking (with permission for EV charging point).

**4 RECEPTION ROOMS;
KITCHEN/BREAKFAST ROOM;
6 DOUBLE BEDROOMS;
EN SUITE DRESSING ROOM;
5 BATH/SHOWER ROOMS (1 EN SUITE);
UTILITY/BOOT ROOM;
OFF STREET PARKING**



LOCATION

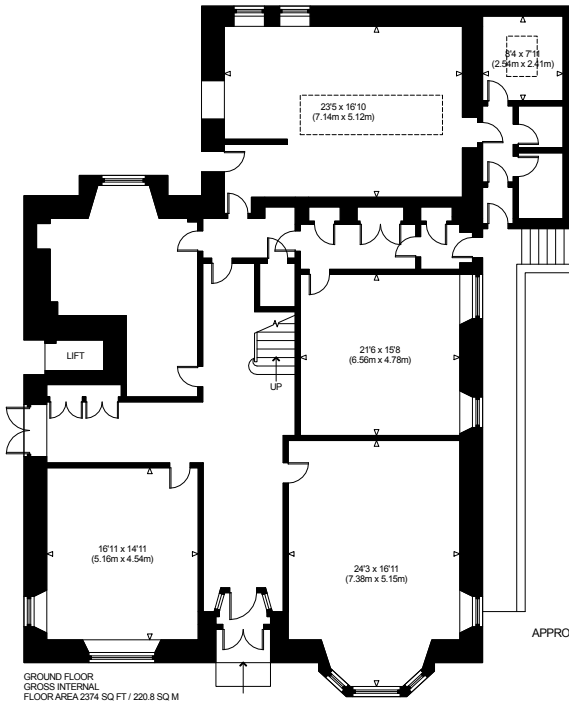
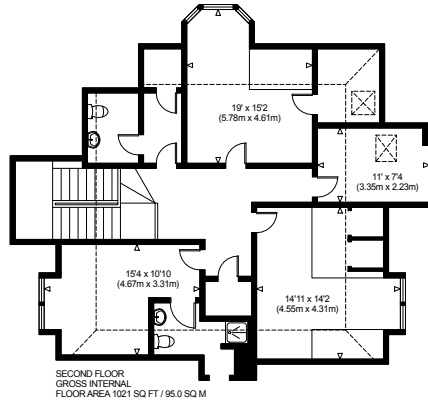
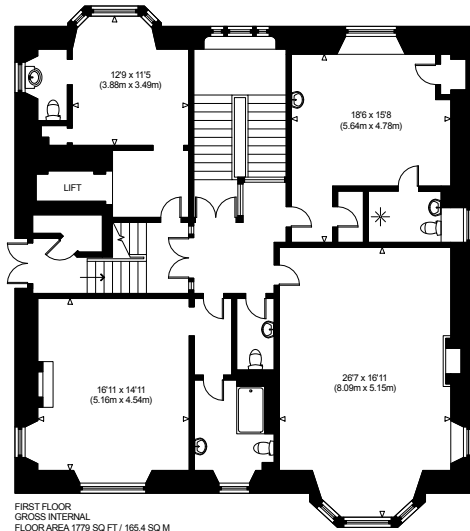
Trinity Conservation Area is a sought after and peaceful residential area situated two miles to the north of Edinburgh's City Centre. There is an abundance of open space within the area including Lomond Park, which is just across the road. Victoria Park, Starbank Park and The Royal Botanic Garden are also close by.

There is a good choice of restaurants and artisan cafes in Newhaven Harbour and local shopping at nearby Goldenacre as well as easy access to plenty of supermarkets.

The area is well served by an array of sporting facilities including David Lloyd Leisure centre, Lomond Park Tennis Club, The Grange Cricket Club and Alien Rock Climbing Facility. Wardie Bay, renowned locally for its wild swimming is a short walk away as is the Edinburgh cycle path network.

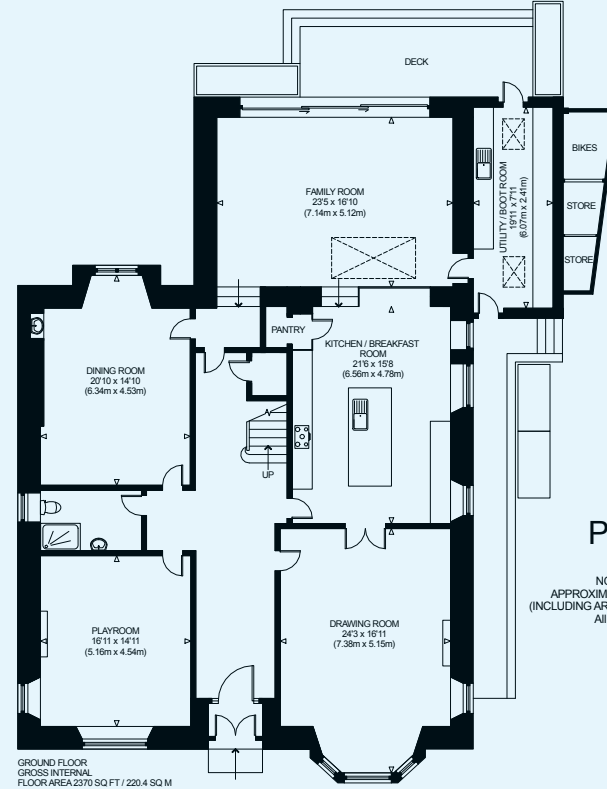
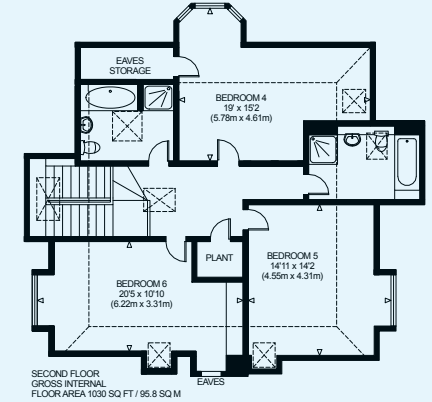
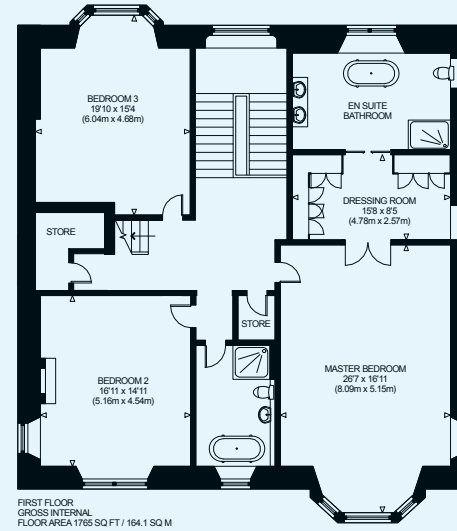
There is an excellent selection of schools all within easy reach.

LENNOX HOUSE
22 LENNOX ROW
EDINBURGH
EH5 3JW



EXISTING LAYOUT

LENNOX HOUSE EXISTING
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 5174 SQ FT / 481.2 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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PROPOSED LAYOUT

LENNOX HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 5165 SQ FT / 480.3 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT; NOT INCLUDING GARAGE/STORE)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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