

20 (flat 7) Grandfield, Trinity, Edinburgh, EH6 4TL



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Description

A rare opportunity has arisen to acquire a superb three bed gable end flat, of immense appeal located on the top floor of an established modern development in the sought after district of Trinity. This impressive home perfectly combines modern conveniences and on-trend decor which would make a superb home for a professional couple or family hoping to settle down in this sought-after area of the city. This prime suburban location lies less than two miles from the centre of Edinburgh and within easy walking distance of outstanding shopping and recreational amenities, numerous public parks, reputable schooling and the capital's scenic coastline.

- Welcoming reception hallway with built-in storage
- Extremely spacious dual-facing living room
- Well appointed kitchen/breakfast room with integrated appliances
- Master bedroom with fitted wardrobes and en-suite shower room
- Two further double bedrooms both with built in wardrobes
- Main bathroom consisting of a contemporary three-piece white suite and shower over bath
- Attic storage
- Gas central heating and double glazing
- Secure entry system
- Residents parking

Extras

The fitted carpets, blinds, integrated oven, hob, cooker hood, microwave, dishwasher, fridge/freezer and washing machine are included.

EPC Rating: C

Price and Viewing

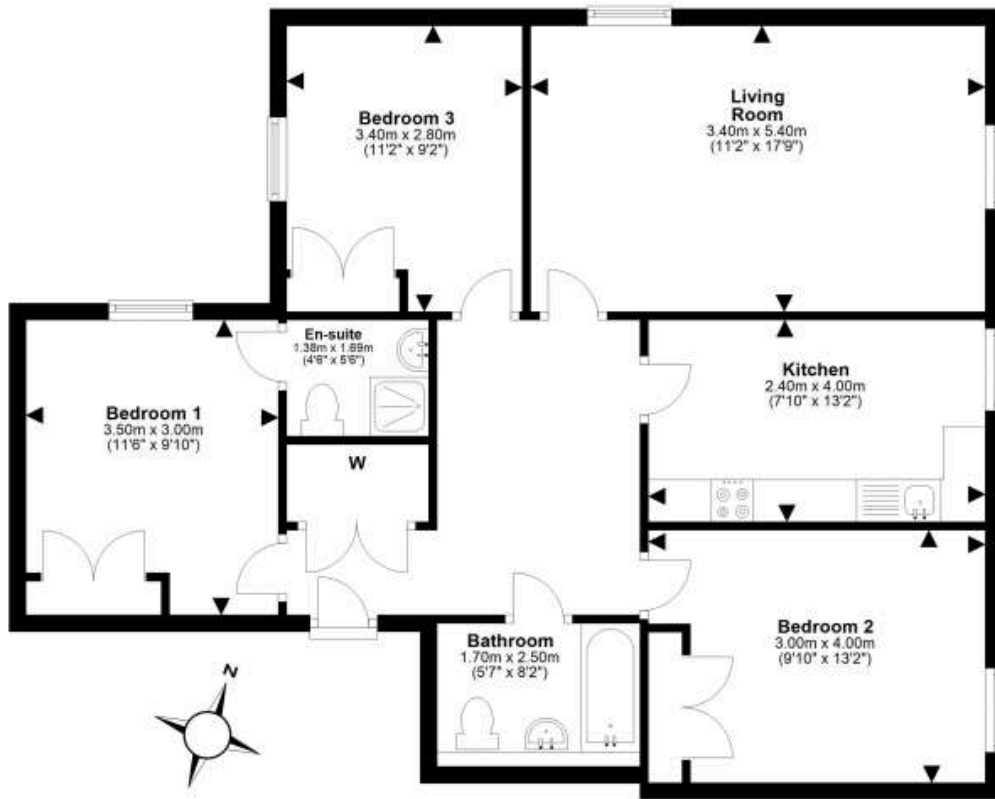
For price and viewing information or further details on this property please contact us on 0131 557 3188.



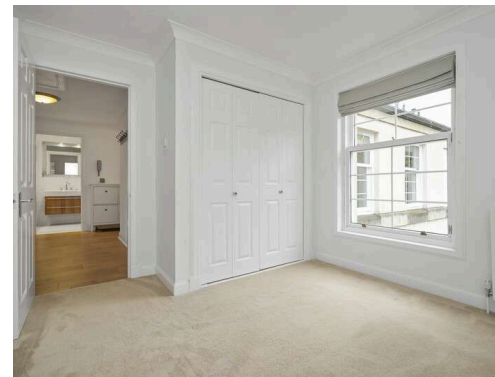
Location

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craigeleith Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city as well as the newly opened tram link offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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