

182 (flat 2) Granton Road, Trinity, Edinburgh, EH5 1AJ



Description

A rare opportunity has arisen to acquire an impressive dual-facing two bed flat, of immense appeal located on the ground floor of a small exclusive development in the sought after district of Trinity. This impressive home has been finished to a high specification throughout and perfectly combines modern conveniences and on-trend decor which would make a superb home for an individual, a professional couple or those seeking to downsize. This prime suburban location lies less than three miles from the centre of Edinburgh and within easy walking distance of good shopping and recreational amenities, numerous public parks, reputable schooling and the capital's scenic coastline.

- Reception hallway with built-in storage
- Extremely spacious sunny west-facing living/dining room
- Superbly appointed ultra-sleek kitchen with integrated Siemens appliances
- Master bedroom with luxurious en-suite bathroom
- Double bedroom 2
- Principal shower room consisting of a contemporary three-piece suite
- Gas central heating and double glazing ensures comfortable and ambient living environment
- Secure entry system
- Residents parking

Additional Information

The development is factored by Charles White for approx. £240 per quarter according to the vendor. This includes maintenance of communal areas and block buildings insurance.

Extras

The light fittings, curtains, blinds, hob, oven, cooker hood, microwave, washing machine, dishwasher, shoe rack in the hall and wardrobe in bedroom 1.. Additional items of furniture may be available by separate negotiations.

EPC Rating: C



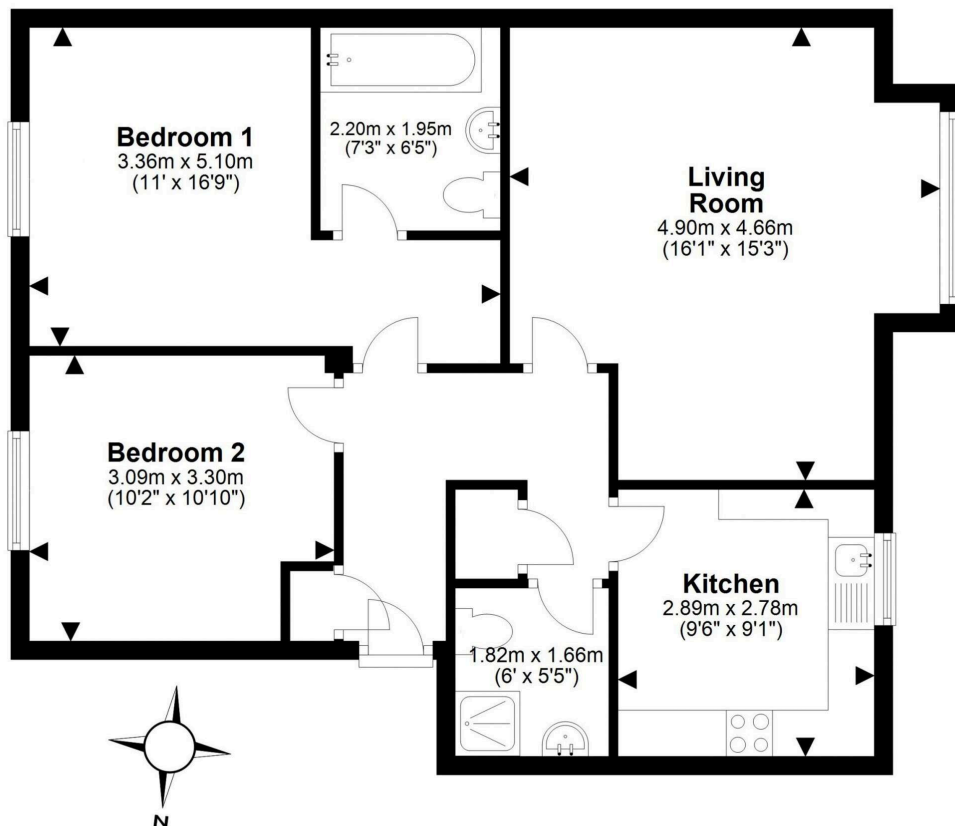
Location

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 Craigleith 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.

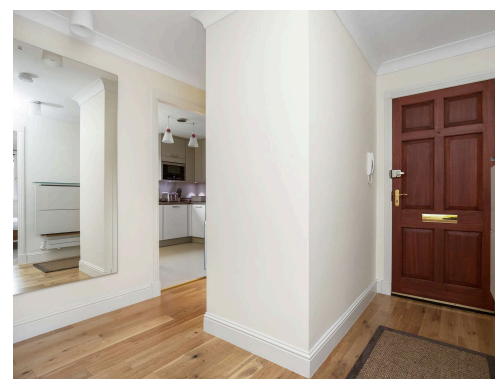
Price and Viewing

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





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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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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