

105 (flat 4) Granton Road, Trinity, Edinburgh, EH5 3NJ



105 (flat 4) Granton Road | Trinity | EH5 3NJ

Description

Particularly appealing one ground floor flat quietly set to the rear of a traditional tenement pleasantly located in the sought-after Trinity area of Edinburgh approximately three miles from the City Centre, close to an abundance of local amenities, walks, cycle routes and public transport links. This attractive home has been maintained to a good standard throughout and offers comfortable and tastefully presented living space, ideal for a first-time buyer.

- Hallway
- Living/dining room open plan to kitchen
- Double bedroom with fitted wardrobes providing extensive storage
- Shower room
- Double glazing
- Shared rear garden
- Unrestricted on street parking

Extras

The fitted carpets, curtains, cooker, washing machine and fridge are included. Additional items of furniture may be available by separate negotiation.

EPC Rating: E

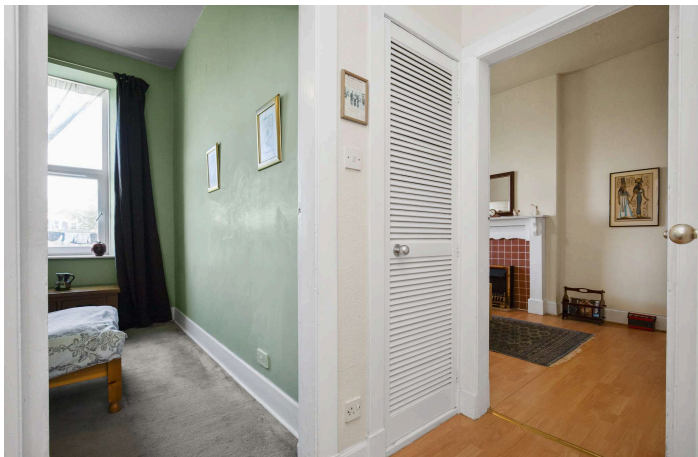
Price and Viewing

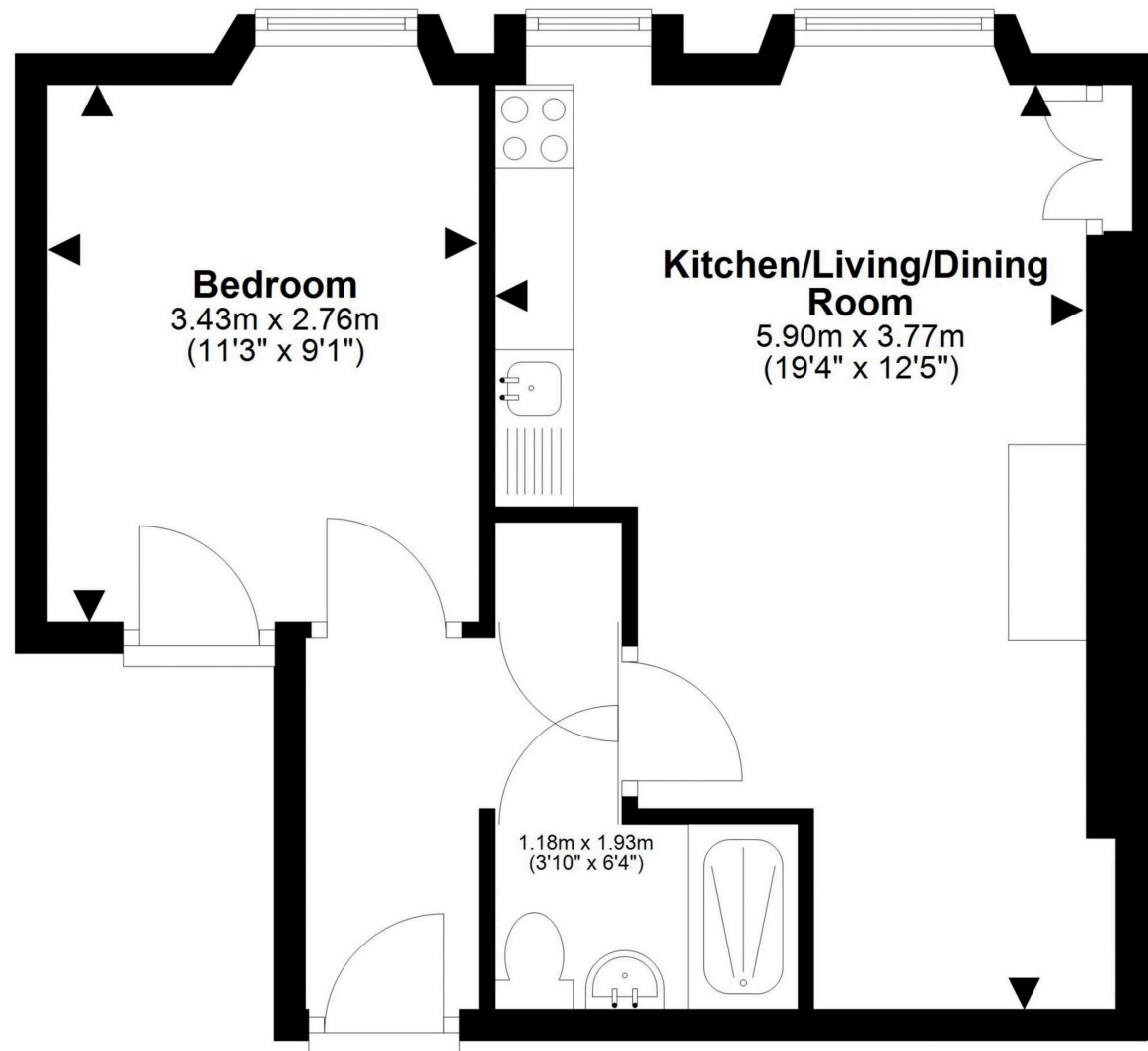
For price and viewing information or further details on this property please contact us on 0131 557 3188.



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 Craigmile 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 Inverleith 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. 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.





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



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