

20/4 LOWER GRANTON ROAD  
TRINITY, EDINBURGH, EH5 3RT

CURRAN & CO  
PROPERTY





20/4 LOWER GRANTON ROAD  
TRINITY, EDINBURGH, EH5 3RT

FIXED PRICE £159,995



'Positioned just a stone's throw from the picturesque waterfront, 20/4 Lower Granton Road is a beautifully presented first-floor flat forming part of a Victorian tenement building'

- First Floor Flat Nearby to Waterfront
- Spacious Living / Dining / Kitchen
- Generous Storage Including Utility Cupboard
- Sizeable Double Bedroom
- Modern Shower Room
- Gas Central Heating & Double Glazing
- Shared Rear Garden & Unrestricted Street Parking
- Excellent Amenities & Transport Links



#### Description

Positioned just a stone's throw from the picturesque waterfront, 20/4 Lower Granton Road is a beautifully presented one-bedroom first-floor flat forming part of a Victorian tenement building. An ideal first-time buy, the property is in move-in condition throughout and well located to take advantage of Trinity and Newhaven's excellent local amenities, including fashionable waterfront eateries and excellent tram access into the city centre.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises: welcoming entrance hall;

spacious living room with shelved press and two expansive storage cupboards, one of which is a windowed utility cupboard housing the washing machine, fridge, and freezer; modern, well-equipped kitchen open to the living room, fitted with base and wall-mounted units and an integrated electric oven with gas hob and extractor hood; sizeable double bedroom to the rear of the property with ample space for storage and views over neighbouring gardens; and generously proportioned shower room with fitted shelving and a tiled shower enclosure. Further benefits of the property include gas central heating and double glazing.

Externally, there is a shared rear garden and unrestricted on-street parking.

#### Extras

All curtains and kitchen appliances are to be included in the sale.

#### EPC Rating

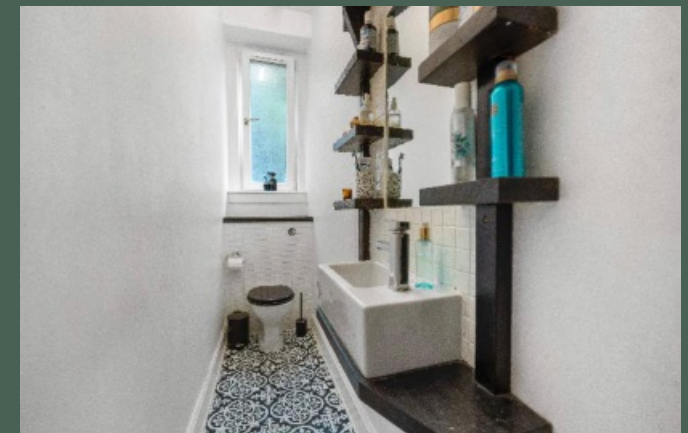
The energy efficiency rating of this property is band C.

#### Council Tax

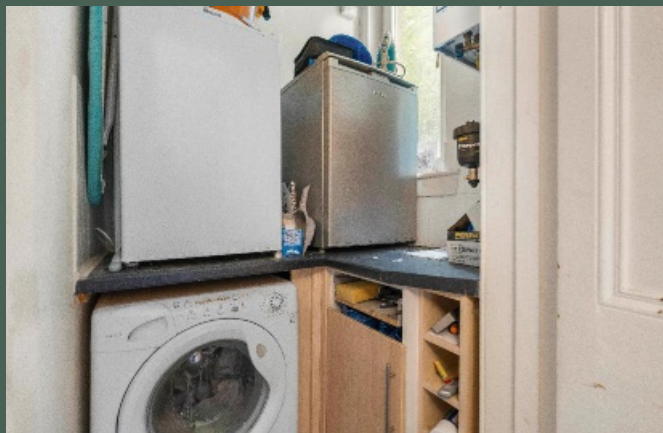
This property is subject to council tax band A.











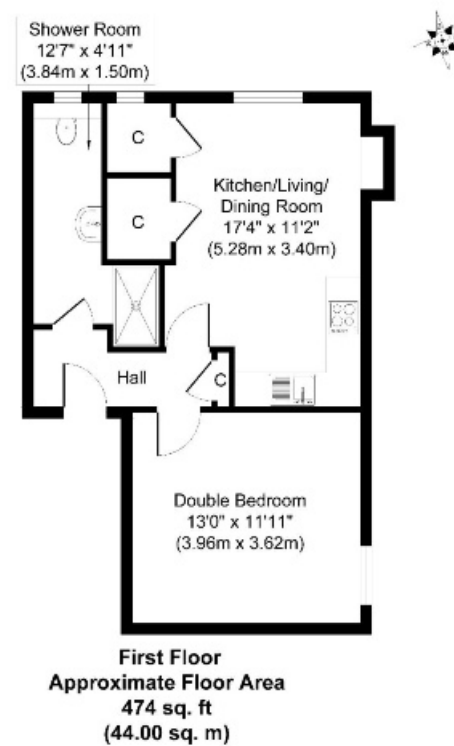
# CURRAN & CO PROPERTY

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## Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.