



144/5 Granton Road, Edinburgh, EH5 3RF



Welcome

Welcome to Granton Road, this well-presented two bedroom top floor flat forms part of an established residential development conveniently located in the desirable Trinity area lying to the north of Edinburgh city centre. The property forms part of six in a block and benefits from a private garden area to the rear along with a shared drying green, unrestricted on street parking and local amenities. This property is suited to the first time buyer, small family, those looking to downsize or indeed an excellent investment opportunity. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Living/dining room front facing.
- Fully fitted kitchen with integrated appliances.
- Two double bedrooms.
- Modern bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Private garden area to the rear, shared drying green.
- On street parking available.





Granton

Trinity is a popular area, close to excellent local shopping and some of Edinburgh's finest open spaces. The nearby neighbourhoods of Stockbridge and Canonmills are home to a variety of delicatessens, cafés, restaurants, butchers, and greengrocers, while the area is also well-served by supermarkets, including the nearby Tesco at Canonmills, Morrison's on Ferry Road, and an ASDA at Newhaven. The Shore also offers a selection of independent eateries, including several Michelin-starred restaurants and local artisan shops. Recreational options include cycle paths and walkways along the scenic Water of Leith, the famous Royal Botanic Gardens and Inverleith Park, as well as the Ainslie Park Leisure Centre. The city centre can be easily reached, with frequent public transport links to town readily available from Ferry Road and Newhaven Road. There is a choice of well-regarded public and private schools close by, including Edinburgh Academy, Wardie Primary School and the iconic Fettes College.

Extras

All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances are included in the sale.



Get in touch

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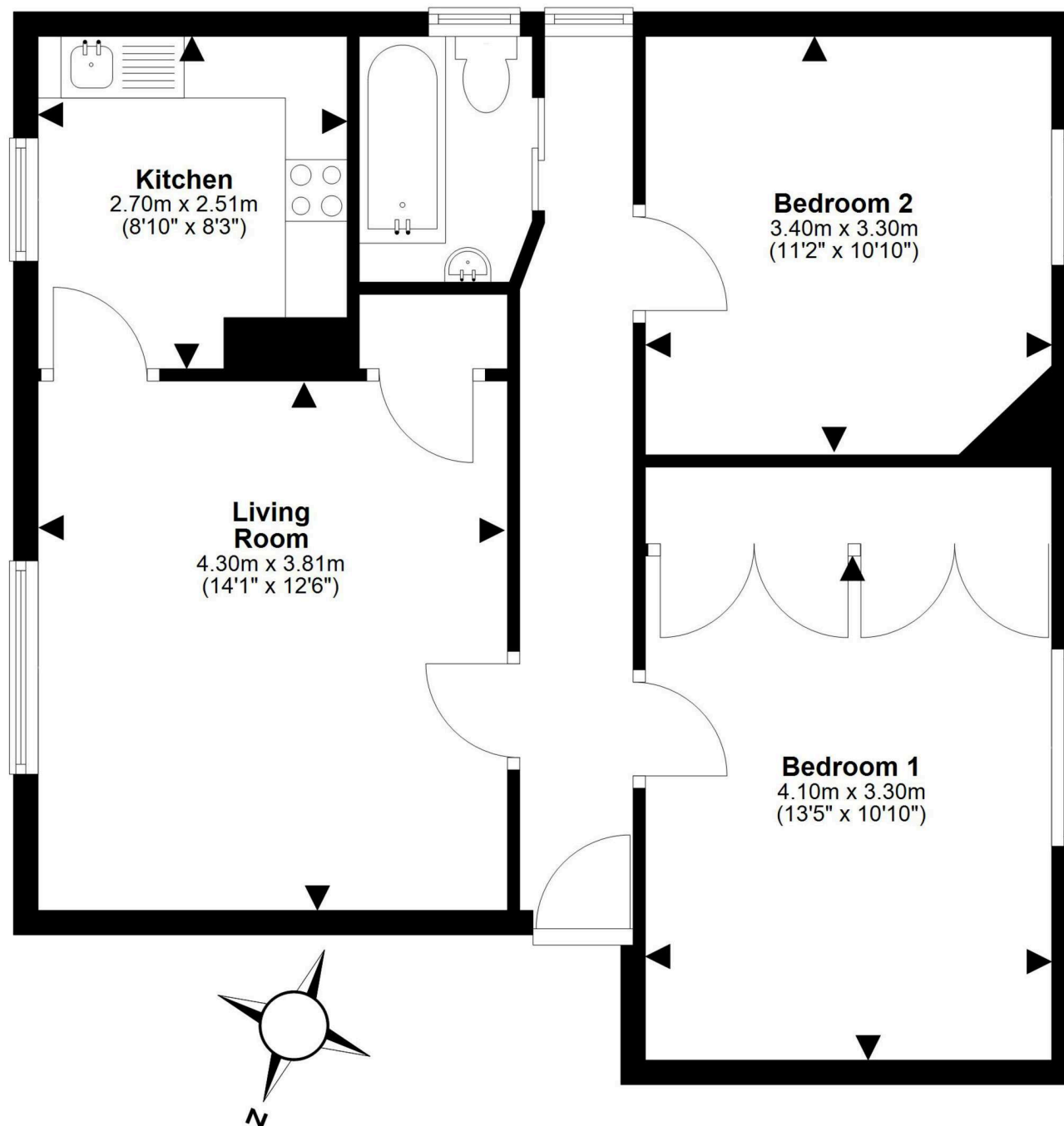
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.