



Trinity

3/1 Grandville
EH6 4TH



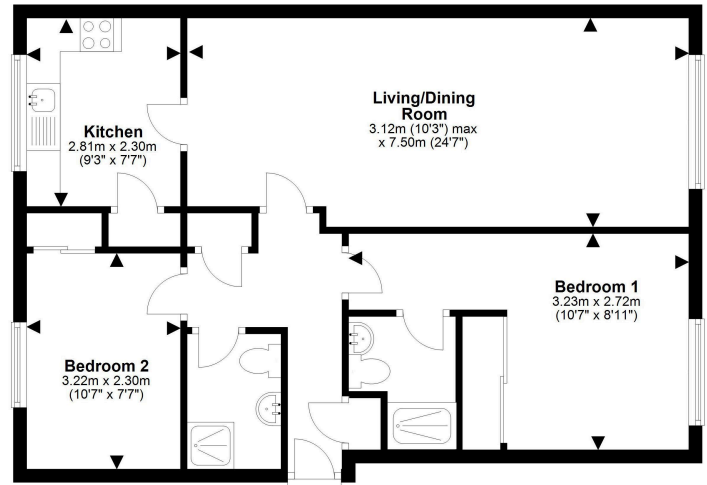
Ground Floor Flat

FIXED PRICE £249,995

- Hall
 - Livingroom/diningroom
 - Modern fitted kitchen
 - 2 bedrooms (master en-suite)
 - Wet room
-
- Gas central heating
 - Double glazing
 - Residents parking
 - Secure entryphone system
 - Shared landscaped gardens

Viewing - by appointment please call
Solicitors: 0131 253 2379





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.



Viewing is highly recommended of this two bedroomed ground floor flat. The Trinity area lies to the North of the City Centre and has a range of local amenities and excellent public transport links to the City Centre and further afield. Nearby the Royal Botanic Gardens and Inverleith Park offer beautiful scenery with the development offering direct access to the North Edinburgh Cycle Route. The route offers easy access to the surrounding areas including, Newhaven, Stockbridge, and Leith.

Accessed via a secure communal stairwell, the property opens to an entrance hall with 2 handy storage cupboards (one of which houses the gas boiler), entry phone handset. The rear facing living room/diningroom is a generous size and overlooks the communal gardens and has the kitchen off. The modern kitchen is found to the front and features base and wall units, pantry cupboard, integrated electric hob, oven, a freestanding fridge freezer and a washing machine. The property benefits from a rear facing double bedroom which has a mirrored built-in wardrobe and en-suite off. The en-suite benefits from tiled walls, shower, WC and a wash hand basin. A second bedroom is situated to the front and has a built-in wardrobe. Completing the accommodation is a wet room with splashboard walls, main powered shower, WC, wash hand basin, and a heated towel rail.

Additional benefits include gas central heating, double glazing, communal gardens and residents parking within the development.

Please note there is a factor in place (Above Board) - Approx £150 per quarter which includes buildings insurance, grass cutting and stair cleaning.

TO INCLUDE THE AFOREMENTIONED WHITE GOODS, MICROWAVE, BLINDS AND LIGHT FITTINGS. (NO WARRANTIES TO BE GIVEN).

OFFERS

A Fixed Price of £249,995 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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