



# 184/4 Granton Road

Trinity, Edinburgh, EH5 1AJ



VMH ESTATE AGENTS





## Rarely available 2 bedroomed first floor flat with private allocated parking space

- Sitting room/dining room
- Breakfasting kitchen
- Principal bedroom with en-suite
- Double bedroom 2
- Sunroom
- Shower room with 3 piece suite
- Allocated parking space
- Secure entryphone system
- Lift
- Well maintained communal grounds
- Gas central heating & double glazing



**Offers Over: £250,000**

**EPC Rating: B**

**Council Tax: F**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

Situated in the Moray Lodge development on Granton Road, this rarely available 2 bedroom 1st floor flat offers generous accommodation for a variety of buyers. Internally the property is in move-in condition, with neutral decor throughout, and enjoys views over the Firth of Forth to Fife.

Further benefits include gas central heating and double glazing. Externally the communal grounds are well maintained and there is an allocated parking.

## Management

The development is currently factored by Charles White at a current cost of approx. £100 per month to cover communal maintenance, stair cleaning and block buildings insurance.

## Extras

To include all fitted flooring, light fixtures, curtains, the hob, oven and cooker hood, washing machine, dishwasher and fridge-freezer.







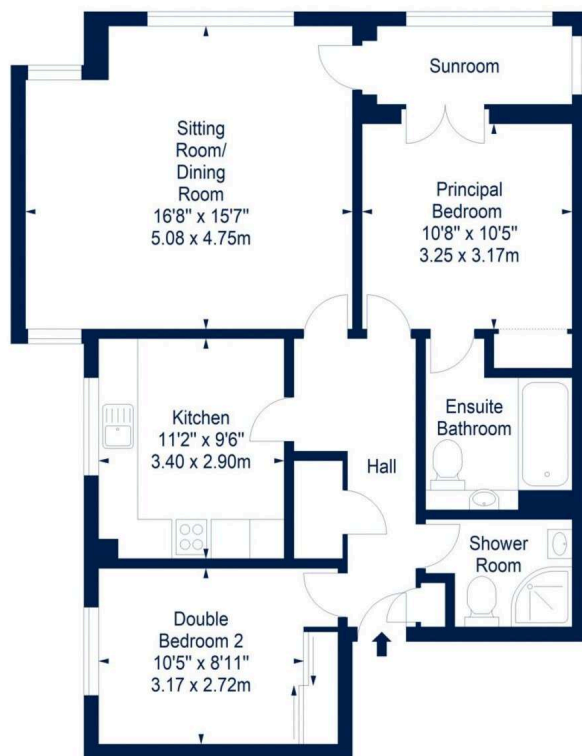
## Location

The property lies in the affluent and established district of Trinity Edinburgh about 2 miles from the city centre, close to the Firth of Forth. This is a high amenity district with pleasant leafy streets and a fine local park with an active tennis and bowling club, local shopping at Goldenacre and a Morrisons, Waitrose, Sainsbury's and Asda supermarkets in Ferry Road, Comely Bank, Craigleith and Newhaven respectively. The Royal Botanic Gardens are also within easy reach. The cosmopolitan waterfront in Leith, Granton Harbour, Ocean Terminal shopping and leisure centres are in easy driving distance and there is good road access both to the east and west. Further specialised shopping including coffee shops, bars and restaurants, are available in nearby cosmopolitan Stockbridge. Excellent schooling is represented in the state and private sector.





## 184 Flat 4 Granton Road, Edinburgh, Midlothian, EH5 1AJ



First Floor



Flat - Approx. Gross Internal Area - 866 Sq Ft - 80.45 Sq M

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