



97 Granton Road  
Edinburgh, EH5 3NH

Entrance Vestibule & Hallway  
Lounge/Dining Room  
Fitted Kitchen  
Sun Room  
2 Double Bedrooms  
3-Piece Bathroom Suite  
Large Floored Attic  
Gas Central Heating & Double Glazing  
Private Front & Rear Gardens  
Large Private Garage  
Shared Driveway  
EPC: E  
Council Tax Band: E

A charming detached bungalow situated in the desirable Trinity district, set within substantial private gardens to the front and rear. The property has been a much loved family home and boasts beautiful traditional accommodation with a distinct character, while select areas have been tastefully modernised and improved. The property offers superb potential for further extension subject to the usual planning and consents, while a large floored attic offers scope for further living accommodation. The property also benefits from a large garage accessed via a shared driveway, as well as gas central heating and double glazing throughout.

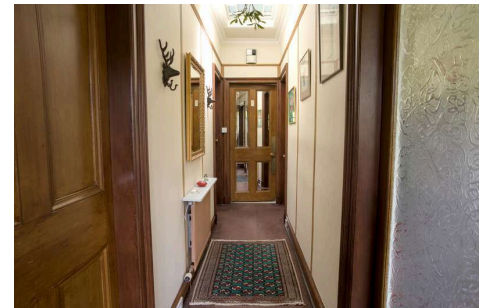
The property comprises: Welcoming entrance vestibule and hallway. Traditional living room with attractive partially stripped floorboards, living flame gas fire and with floor space large enough for sofas, a dining table and free-standing furniture. Modern fitted kitchen with breakfast bar, pantry and wall-mounted units offering ample storage and worktop space and integrated appliances including a 5-burner gas hob and a new electric oven. A sun porch to the rear offers a naturally bright and warm space to relax. Generously proportioned master bedroom with beautiful mural, press cupboard and lovely leafy views to the front. A second double bedroom of good size is quietly placed to the rear and the large windows throughout the property allow natural light to flood into all of the rooms. The traditional bathroom consists of a three-piece suite with shower over bath, WC and wash basin.

A narrow staircase leads up from the rear hall to the floored attic, which is an excellent space currently used as an office area. Crawl spaces offer additional ample storage.

Externally, the property benefits from beautifully-maintained fully-enclosed front and rear gardens, with patio and green areas to enjoy the sun. To the rear is a caravan which has been converted into a delightful summer house, which also makes a great play area. To the side is an attractive large Dutch barn and original Anderson shelter for further storage.

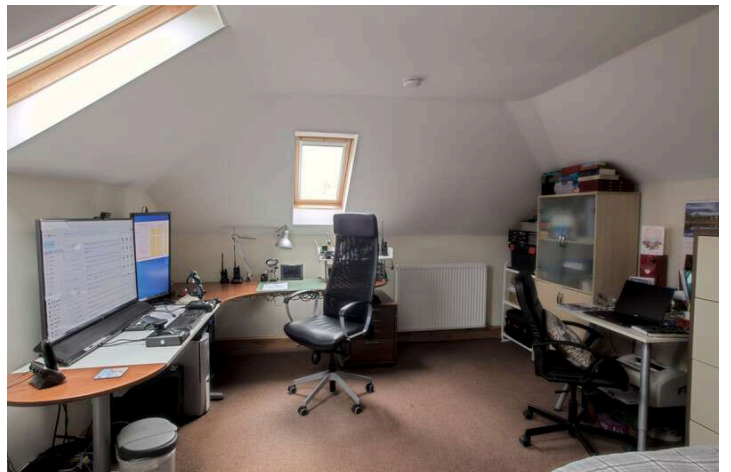
A long shared driveway with ample parking space gives access to the large garage with a roller door. The garage boasts a newly tiled floor, while hosting a brilliant workshop at the back, which can also be accessed through the rear garden. Nearby on-street parking is also available.

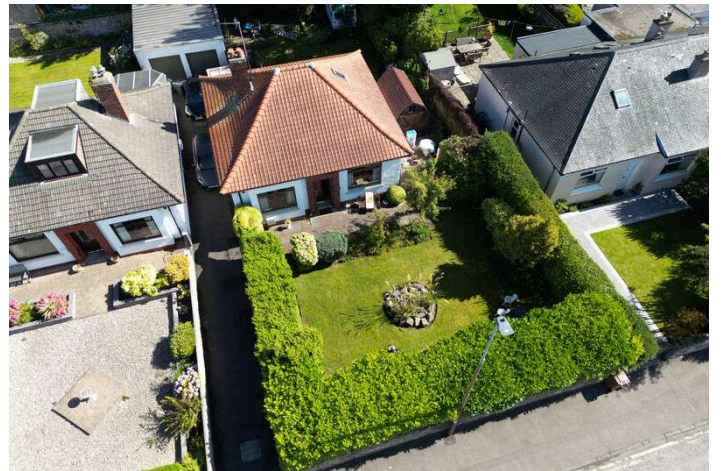
The property lies in the popular residential area of Trinity, approximately 2 miles to the north of the city centre and within easy walking distance to the Royal Botanical Gardens. Trinity is well regarded for its family friendly nature with a local park playing host to an active tennis and bowling club. Local amenities are well catered for, with a Scot-Mid only a 2 minute walk away and further shopping is available at the wide selection of supermarkets on Ferry Road, Craighleith Retail Park and Newhaven. The cosmopolitan waterfronts of Leith and Granton Harbour host a vibrant selection of restaurants, cafes and leisure facilities, including the Ocean Terminal shopping and leisure complex. Local schooling at both primary and secondary level is well represented in both the state and private sectors, with Wardie Primary School being a stone's throw away. The city centre is easily accessible by public transport with regular bus services from Granton Road, as well as access to the extensive network of cycle paths. Edinburgh Airport and the wider motorway network of central Scotland are also easily accessible.











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All measurements are approximate. Not to scale. For identification only.

Whilst these particulars are believed to be correct their accuracy is not guaranteed

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