

# KILGOUR

PROPERTY



**17/4 Grandfield, Edinburgh EH6 4TL**







- Lounge
- Separate Kitchen
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Communal Gardens
- Residents Parking
- Secure Entry System
- Factor fee is £120.00 approx pcm at time of sale
- Council Tax - Band E
- EPC - Band C

Viewing by appointment through selling agent on 0131 273 5233

## Description

A superbly presented ground floor apartment set within a highly sought after development located in the Trinity district of the city. There are excellent amenities close by as well as being very well placed for commuting.

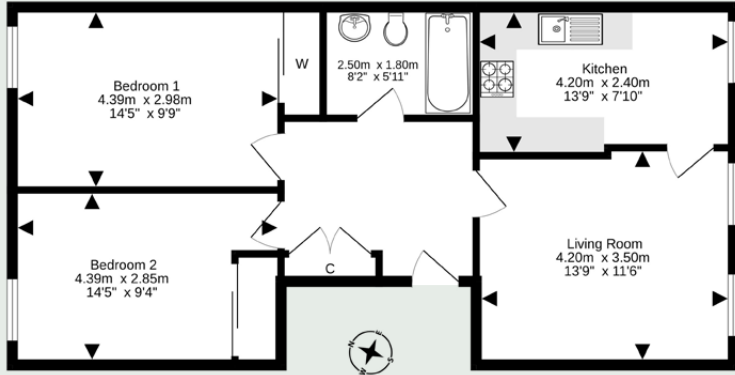
The property benefits from gas central heating and is double glazed.

Externally entrance into the communal building is gained via a secure entry system. There are well maintained gardens and grounds surrounding the property and residents parking.

## Location

The highly popular Trinity district is approximately three miles from the city centre and is served by pleasant green areas including Victoria Park, Inverleith Park and the Botanic Gardens. There are many local amenities including Newhaven Harbour and its restaurants, cafes and fishmonger, the David Lloyd's Sports Centre, banking and postal facilities, Sainsbury's and a 24hr ASDA, all within easy walking distance, as is the Newhaven tram stop. Ocean Terminal provides extensive retail facilities as well as a multi-screen cinema complete and gym. There are pleasant walks along the Forth waterfront or the Water of Leith Walkway, from where there is easy access to an extensive network of cycle paths. Schools in the area are highly regarded from nursery to senior levels including Trinity Academy and Holy Cross Primary. Regular bus services run to the City Centre and beyond. There is easy access to the city bypass and all major motorways.



1 2 1 C   
EPC BANDE   
COUNCIL TAX BAND

Lounge	13'9 x 11'6	4.20 x 3.50m
Kitchen	13'9 x 7'10	4.20 x 2.40m
Bedroom 1	14'5 x 9'9	4.39 x 2.98m
Bedroom 2	14'5 x 9'4	4.39 x 2.85m
Bathroom	8'2 x 5'11	2.50 x 1.80m









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