



RALPH SAYER
SOLICITORS & ESTATE AGENTS

42 Granton Road

Trinity, Edinburgh, EH5 3QS

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Situated on an established street in desirable Trinity, this main-door double upper flat boasts beautifully presented, stylish contemporary interiors, with high-quality fixtures and fittings throughout and a palette of tasteful décor throughout. The two-bedroom, two-bathroom property has a multipurpose outbuilding/office which could be utilised in a number of different ways by the new owner. The immediate area is home to a wealth of amenities, such as shops, everyday essential services, schools (the catchment schools are within walking distance), transport links, and scenic open spaces.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Viewing by appointment, contact Ralph Sayer on 0131 225 5567 or the seller on 07791 594 146.



Property Summary

- Main-door double upper flat in Trinity
- Beautifully presented, contemporary interiors
- Ground-floor entrance and first-floor hall with garden access
- Generous, west-facing living room with warming stove
- Stylishly appointed dining kitchen
- Impressive principal bedroom with freestanding roll-top bathtub and en-suite WC
- Well-proportioned second bedroom
- Attractive, contemporary shower room
- Well-maintained private garden with raised decked terrace
- Versatile outbuilding/office with WC
- Access to unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - E
- Home Report Value - £330,000







Generous, west-facing living room with warming stove and a stylishly appointed dining kitchen







Impressive principal bedroom with freestanding roll-top bathtub and en-suite WC





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dream property!



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 **CHARTERED FIRM**

  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

