



37/4 Lower Granton Road
TRINITY | EDINBURGH | EH5 3RS


warners
solicitors & estate agents



37/4 Lower Granton Road, Trinity

TRINITY | EDINBURGH | EH5 3RS

An exciting opportunity has arisen to acquire this well-presented two bedroom maisonette flat with stunning views, in the popular Trinity area to the North of Edinburgh's city centre. This beautiful property located in a well kept modern development has been well-maintained, tastefully decorated and is offered to the market in move-in condition. The spacious dining living room lets in plenty of natural light through the large windows with stunning views over the Forth and provides a great space for relaxing or entertaining friends and family. The fitted kitchen is well-appointed and currently comprises a dining area, washing machine, induction hob, double oven and fan, fridge, dishwasher and freezer. The bedrooms in the property are both well proportioned with one on the lower floor and one upstairs, both have sea views and the master has built in storage and a window seat. There is also a further study area on the landing and eaves storage. Completing the accommodation is the shower room with a heated towel rail. The property also benefits from a utility room, a shared garden and allocated parking in a private car park.

- Two bedroom maisonette with stunning views
- Living/dining room
- Fitted kitchen
- Two well proportioned bedrooms
- Shower room
- Electric heating and double glazing
- Study area and eaves storage space
- Security entry phone system
- Allocated parking space
- Landscaped communal grounds
- Five minute walk to Wardie Bay beach

All integrated kitchen appliances, blinds, light fixtures, dining table and chairs are included in the sale.

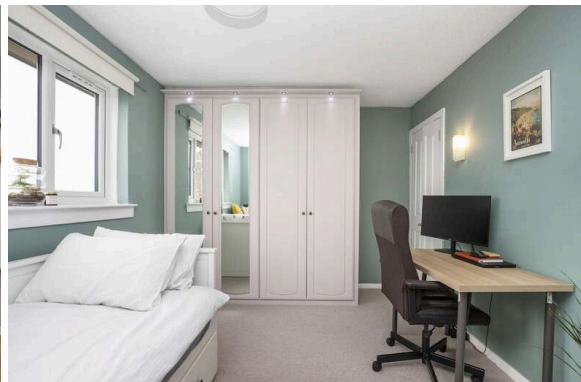
EPC Rating D

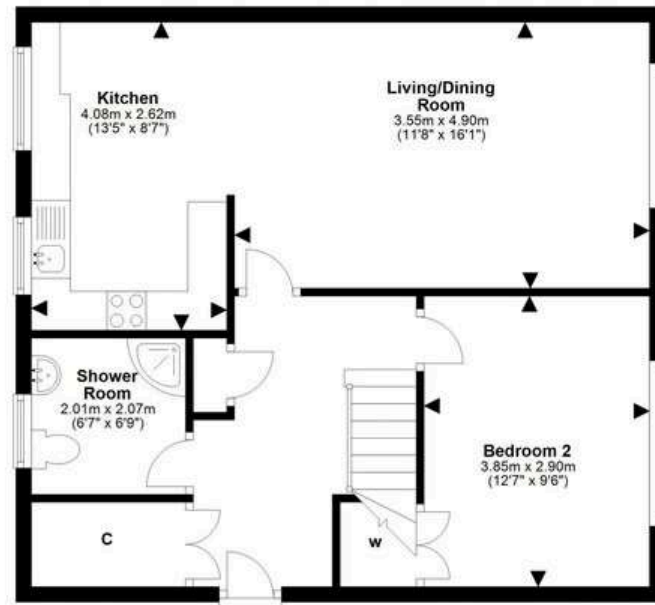
Factoring fee £37 per month

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

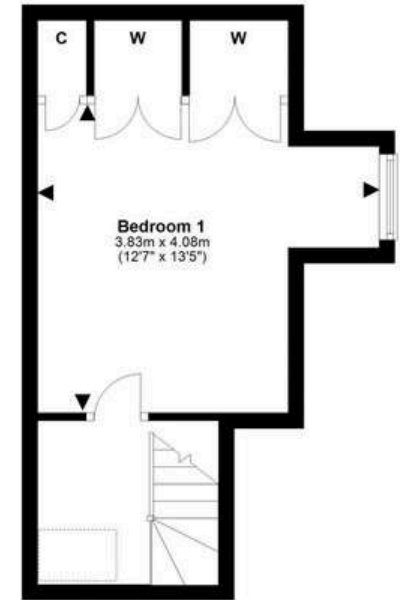


The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides major stores, Whilst a 24 hour Asda supermarket is within neighbouring Newhaven. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network which operates to other parts of the city and surrounding areas, and there is quick access to Edinburgh Airport. The city bypass and main motorway networks are also within easy reach.





Ground Floor



First Floor

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.