



2/8 Grandville
TRINITY | EDINBURGH | EH6 4TH



2/8 Grandville

TRINITY | EDINBURGH | EH6 4TH

Set in a quiet, modern development in the heart of Trinity this top floor three-bedroom apartment, with an impressive large partially floored attic, is moments from excellent amenities, quick transport links and vast open green spaces, including Victoria Park across the road. The accommodation comprises a welcoming entrance hallway with a generously sized storage cupboard, bright and spacious living and dining room with an attractive set of twin windows and contemporary kitchen with attractive units currently comprising an electric hob, oven and fan, fridge/freezer and dishwasher. There is a spacious master bedroom with built-in wardrobe and elegant en-suite shower room, a second well-proportioned double bedroom with further built-in wardrobe and stunning views of Calton Hill, Arthur's Seat and Edinburgh Castle alike and a further third bedroom. The flat is completed by a stylish main bathroom with shower over bath and a heated towel rail. The property also benefits from communal grounds and residents parking. Early viewing is highly recommended!

- Modern three-bedroom top floor apartment
- Impressive large and partially floored attic
- Resident's parking & communal grounds
- Welcoming hallway
- Bright and spacious living/dining room
- Contemporary kitchen
- Three well-proportioned bedrooms
- Two bathrooms
- Sought after Trinity location, close to reputable schools and a Sainsbury's Local

Included in the sale will be all fitted blinds and light fittings.

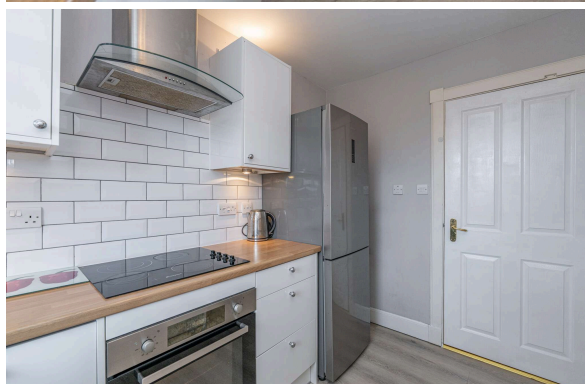
EPC Rating C. Council tax band E.

Factor fee: £225 one-off payment to cover ongoing services but is refundable if the property is sold, with a total of approximately £70 per month for factor and buildings insurance.

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

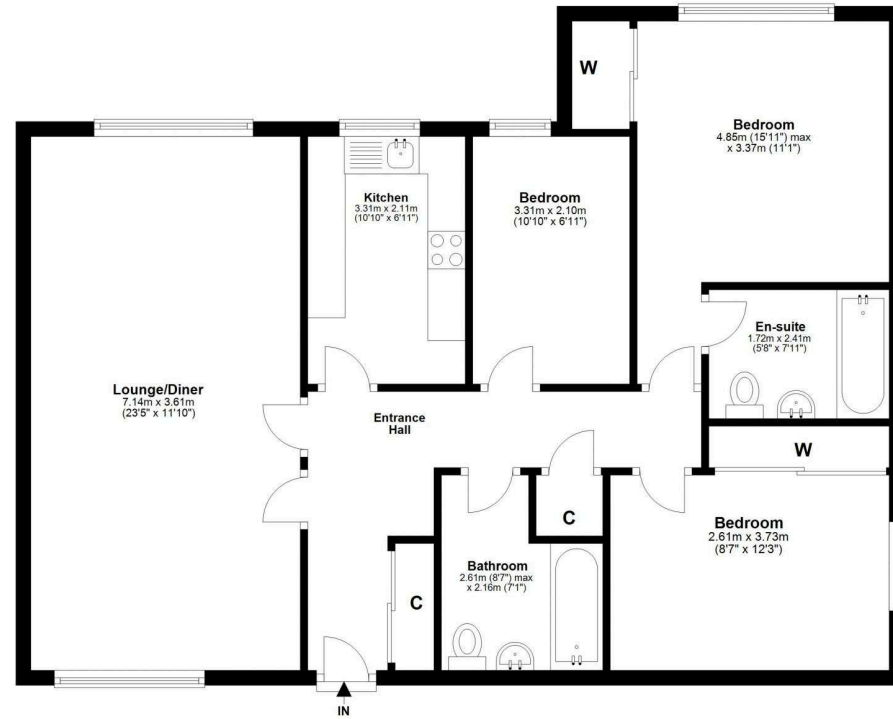


The property is located in the highly regarded Trinity area of Edinburgh which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including artisan shops, a Sainsburys and a wide choice of leisure and recreational facilities, with Victoria Park located right across the road. The cycle network path is on your doorstep whilst the city centre is easily accessible with quick transport links. 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. The stylish Newhaven Harbour is conveniently close with world class restaurants and waterfront walks towards Cramond. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides major stores, a multiscreen cinema, fitness facilities 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. The city bypass and main motorway networks are also within easy reach.





Top Floor



Total area: approx. 88.5 sq. metres (952.9 sq. feet)

2/8 Grandville, Edinburgh