

COULTERS®

4A GRANTON ROAD

TRINITY, EDINBURGH, EH5 3QH

 5 BED  3 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This impressive double upper flat forms part of an elegant semi-detached Victorian villa, located within the popular Trinity area of north Edinburgh. It offers substantial and flexible family accommodation ideally positioned for access to highly regarded local schooling, the Royal Botanic Garden and the shoreline at Wardie Bay.

KEY FEATURES



Impressive double upper villa.



Five generous double bedrooms.



Outstanding period features & proportions.



Private driveway.



Excellent schools nearby.



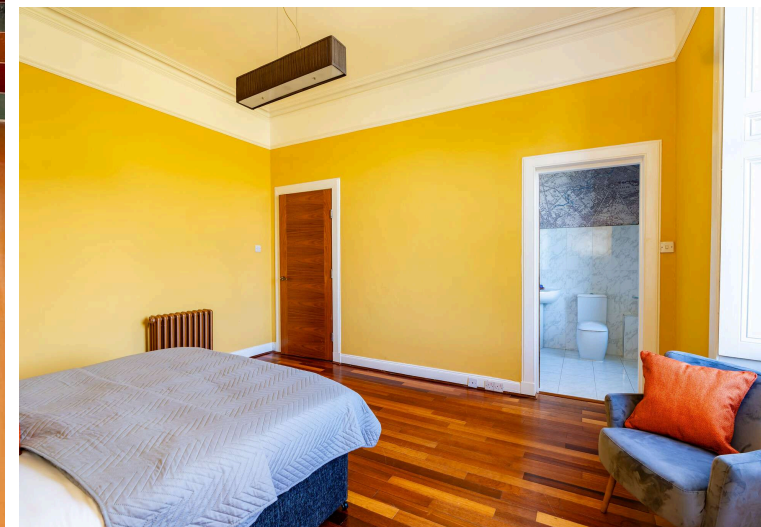
Independent shops, cafes and restaurants a short stroll.



EPC Rating - D



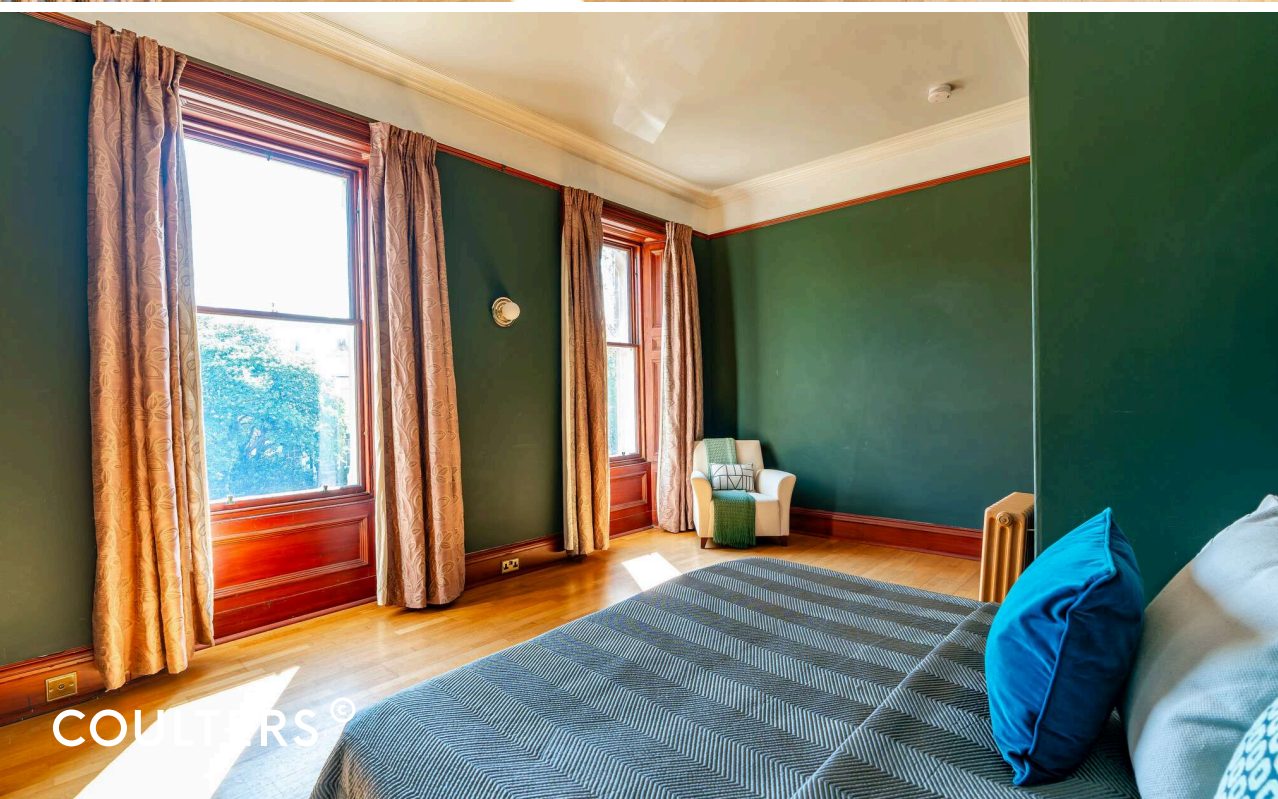
Council Tax Band - F



Accessed via a private main door entrance, the property opens to a broad ground floor hallway with two large cloak cupboards. A striking staircase with glass balustrade ascends to the main accommodation, and is framed by a spectacular cupola above—an architectural feature that floods the central stairwell with natural light and highlights the ornate cornicing that lines the upper walls. On the first floor, a bright bay-windowed sitting room with corner aspect, showcases fine period features including ornate cornicing, working shutters and a marble fireplace.

The kitchen sits to the rear and has a pleasant open outlook, with ample cabinetry and worktop space, an integrated five-burner hob, oven and extractor, as well as a traditional larder and space for dining.





MORE INFORMATION

There are five flexible bedrooms across both levels, all well proportioned. One of the first-floor bedrooms would equally make an excellent family room or formal dining room and includes a feature fireplace, while the principal bedroom benefits from an en suite bathroom. A contemporary shower room, complete with walk-in shower and heated towel rail, also serves this level.

The second floor offers three further spacious double bedrooms and a family bathroom with both bath and a separate shower cubical. A box room with window provides excellent flexibility-ideal as a home office, dressing or storage room.

The property is fitted with gas central heating and double glazing.

To the front of the property, a gated driveway provides secure off-street parking, and there is scope to landscape or tailor the outdoor space to suit a buyer's needs.







THE LOCAL AREA

Trinity is a highly desirable area, characterised by a combination of period, traditional and modern architecture. Less than three miles from the centre, next to the Firth of Forth, the immediate area offers a broad selection of local amenities, supplemented by extensive shopping facilities at nearby Ocean Terminal. Both Asda and Aldi supermarkets are located nearby and there is a handy Sainsbury's Local just a short walk away. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include Victoria Park with the Royal Botanic Gardens nearby. The Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river / shore backdrop. Well-regarded state schools are nearby, while the capital's independent schools are within easy reach. The area is very well served by public transport with the tram and only a fifteen minute bus ride to St James Centre and Waverley train station. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are accessible for those going further afield.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available by separate negotiation.



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HOME REPORT VALUATION: £625,000



4A GRANTON ROAD, TRINITY, EDINBURGH, EH5 3QH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,540 SQ FT / 236 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.