



17/4 Grandfield
TRINITY | EDINBURGH | EH6 4TL


warners
solicitors & estate agents



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Viewing is essential to appreciate this immaculately presented ground floor apartment, occupying a prime tucked away position with pleasant outlooks on this sought after cul-de-sac development with free parking. Leafy Hawthornvale Path and the green expanse of Victoria Park are close at hand and good local transport links are easily accessible.

The living room and breakfasting kitchen of this lovely property boast a south-facing aspect to front with an abundance of natural light filtering in through tall windows. On-trend sage green units feature within the kitchen area, where you'll find space for relaxed dining right at the window. A contemporary look in the bathroom includes a large wash basin, sage green housing to the fittings, an electric shower and full height Travertine-style tiling. Excellent storage includes built-in wardrobe space in both double bedrooms and a cupboard off the hallway. All the accommodation faces out across communal garden grounds which are very well maintained.

- South facing twin window living room
- Beautifully fitted breakfasting kitchen
- Two double sized bedrooms, each with built-in wardrobe
- Stylish bathroom with electric shower
- Wide hallway with useful storage cupboard
- Gas central heating and Double glazing
- Security entryphone system
- Plenty of residents parking bays
- Well kept communal grounds
- Factored development

Council Tax Band: E Energy Rating: C

Factoring fees payable to Above Board Ltd approximately £114.15 per quarter with £220 as deposit.

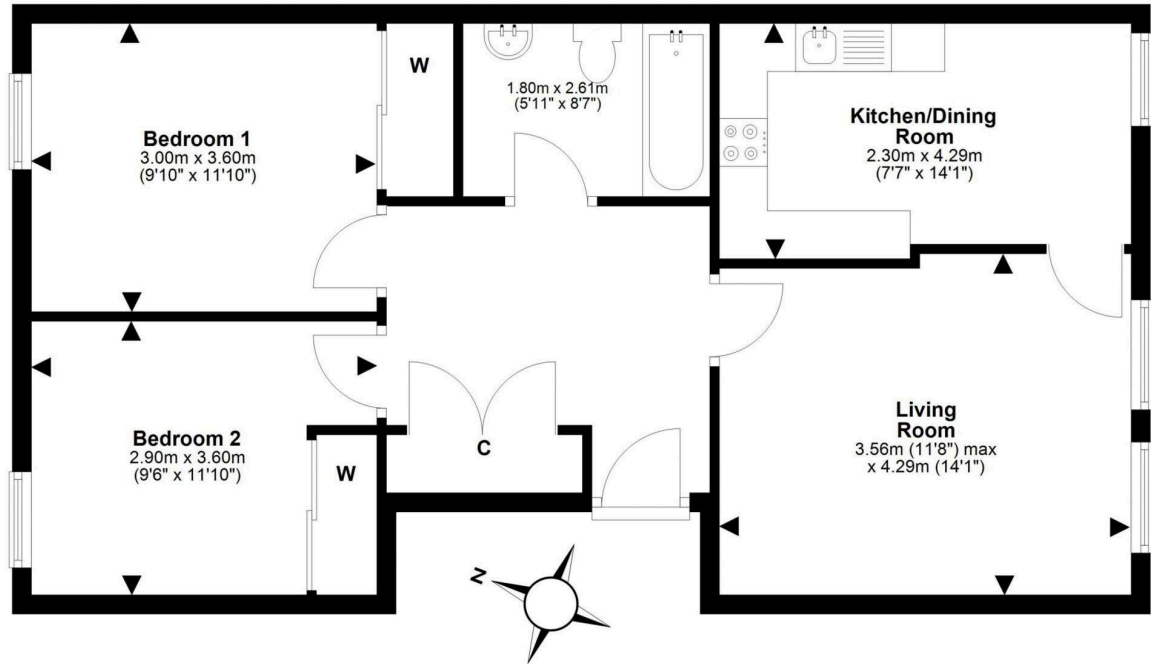
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale will be all fixtures, integrated kitchen appliances, curtains and blinds. The washer/dryer is available by separate negotiation, as are the rugs.

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. For the commuter there is an efficient public transport network including 24 hour buses and a tramline connecting nearby Newhaven to the city and to Edinburgh International Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.