



4/2 Grandville

Trinity, Edinburgh, EH6 4TH



VMH ESTATE AGENTS



Spacious three-bedroom first floor flat with open-plan living, en-suite and private garage

- Open plan kitchen/dining/sitting room
- Principal bedroom with en suite
- 2 further double bedrooms
- Family bathroom
- Bright & well proportioned
- Secure entryphone system
- Garage & parking
- Quiet development just off Craighall Road
- Excellent location close to local amenities
- Electric heating & double glazing



Offers Over:

£300,000



Freehold

Further information can be found in the home report.

About the Property

Forming part of the sought-after Grandville development, just off Craighall Road, this impressive first floor flat offers bright and well-proportioned accommodation.

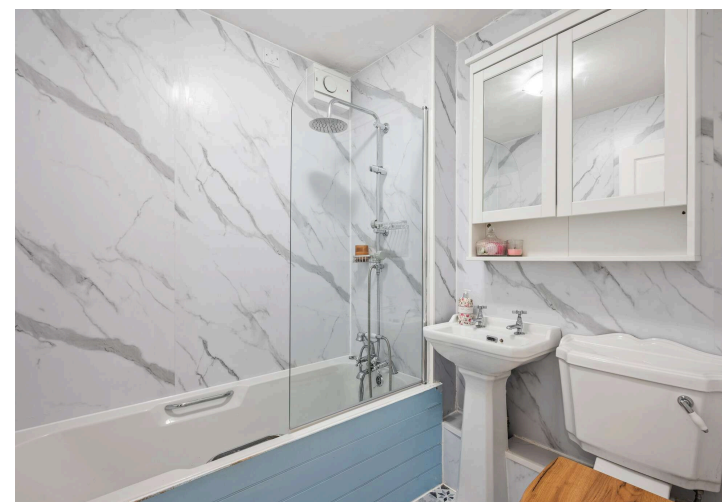
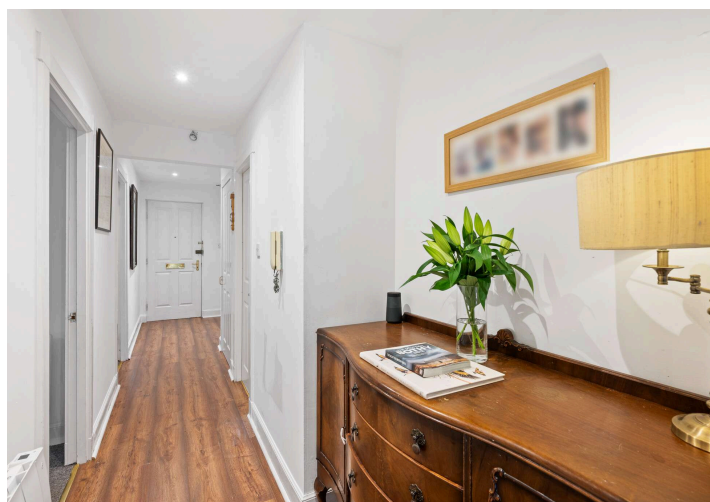
The heart of the home is the generous open plan sitting, dining and kitchen area, creating an ideal space for everyday living and entertaining. The property further comprises a principal bedroom with en-suite shower room, two further double bedrooms, a family bathroom and excellent built-in storage throughout. A private garage provides secure parking and valuable additional storage.

Conveniently located within easy reach of Edinburgh City Centre, excellent transport links, local amenities and well-regarded schooling, this spacious three-bedroom home will appeal to a wide range of buyers seeking comfortable, contemporary living in a highly desirable residential location.

Extras

To include all fitted carpets, curtains, curtain poles & blinds, in addition to the white goods within the kitchen: Fridge/freezer, oven, hob, washing machine & dishwasher.

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📍 Location

The property lies in the affluent and established residential district of Trinity, approximately 2 miles from the city centre and close to the Firth of Forth.

This is a high amenity district with pleasant leafy streets and a fine local park with an active tennis and bowling club. There is fantastic local shopping at Goldenacre and a nearby supermarkets include Morrisons, Waitrose, Sainsbury's and Asda.

The Royal Botanic Gardens and Inverleith Park are within easy reach. Neighbouring Leith and Granton Harbour offer excellent shopping and dining facilities, and the Ocean Terminal is home to shops, eateries, and Vue cinema.

Excellent schooling is represented in the state and private sector.

🏠 Management

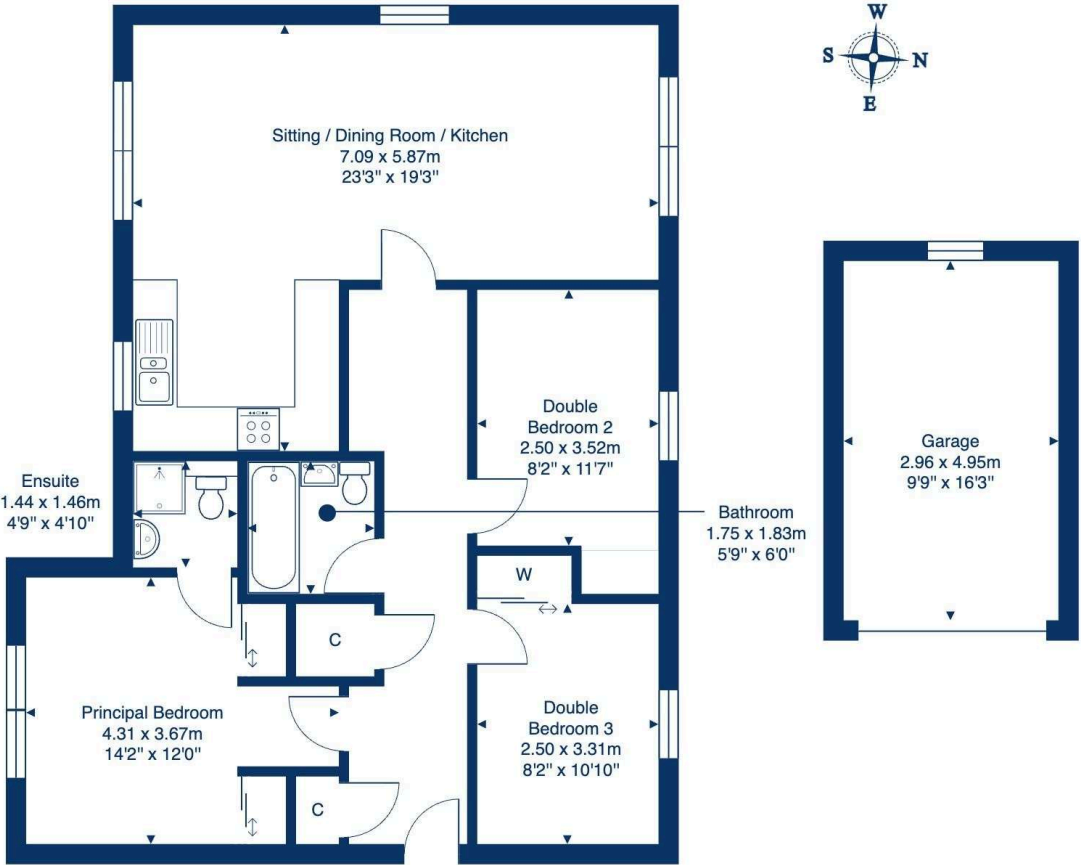
The development is factored by Above Board homes at a current cost of approx. £80 per month which covers maintenance of the communal areas and block buildings insurance.





Floor Plan

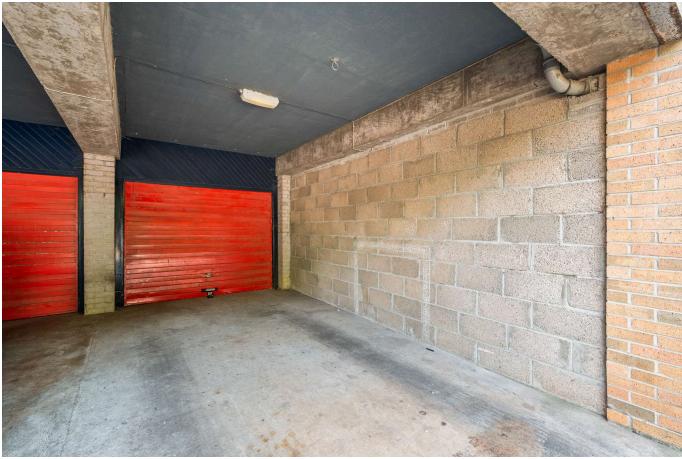
4/2 Grandville, Edinburgh, EH6 4TH



First Floor

Total Area: 101.7 m² ... 1095 ft²

All measurements are approximate and for display purposes only.





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