8/4 Grandfield, Trinity, Edinburgh, EH6 4TJ

Attractive two-bedroom first floor flat with private parking close to excellent amenities

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EDINBURGH

DESCRIPTION

8/4 Grandville is an attractive two-bedroom first floor flat, forming part of a well-established development close to Victoria Park and Newhaven Harbour, with well-maintained communal grounds and private residents parking. Situated in the desirable Trinity area, the location is superb with excellent local amenities and schools on the doorstep and is a convenient distance to the city centre & surrounding areas.

Entrance vestibule and hall; bright living room / dining room overlooking the communal grounds; brand new modern fitted kitchen with wall and base units and integrated appliances; two good sized-double bedrooms; and a newly installed bathroom with three-piece suite.

ACCOMMODATION

Entrance vestibule & hall. Living room / Dining room. Kitchen. Two double bedrooms. Bathroom.

Electric heating. Double glazing. Well-maintained communal grounds. Private unallocated residents parking. The development is factored by RMG Scotland and there is an approx. monthly fee of £90 including common buildings insurance.

LOCATION

Grandville is situated in the much sought-after residential area of Trinity, approximately 2 miles North-West of the city centre. Nearby bus services run to the city centre and beyond, and good local shops (Sainsburys Local) are within walking distance. Supermarket shopping is well catered for in the area and Craigleith Retail Park is a short drive away which has a selection of high street stores as well as a Sainsbury's, M&S Food Hall and Lidl. Ocean Terminal retail and leisure complex provides high street shops, a cinema, restaurants, and cafes. Trinity Primary and Trinity Academy are the catchment schools with private schools nearby, including The Edinburgh Academy, Erskine Stewart's Melville Schools, and Fettes College. Nearby Victoria Park has bowling and tennis courts, and Lomond Park is a private park open to residents by paying a small annual subscription. The Royal Botanic Gardens and Inverleith Park are also within close vicinity, along with the cosmopolitan waterfront at the Shore and Wardie/Granton Harbour. Easy access to the nearby A902 Ferry Road provides links to the City Bypass and major motorway networks, west towards Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing, and east towards the East Lothian countryside, beaches, and golf courses, with The National Cycle Path providing excellent commuter access across Edinburgh and the countryside via Routes 1 and 75, including links to The Water of Leith Walkway.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

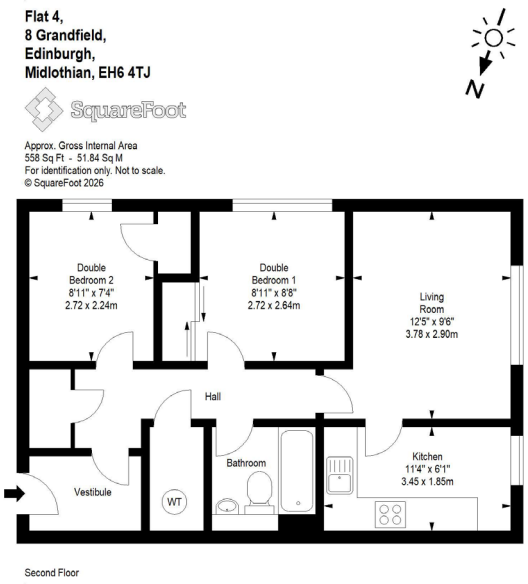
PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@ urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **D**
The property has an Energy Rating Category **C**
Tenure Freehold



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.
2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@ urquharts.co.uk.

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