



# 184/10 Granton Road

Trinity, Edinburgh, EH5 1AJ



VMH ESTATE AGENTS



## Rarely available 3rd floor flat within a modern development in sought-after Trinity

- Dual aspect sitting/dining room
- Excellent balcony & sunroom
- Breakfasting kitchen
- Principal bedroom with en-suite
- 2 further double bedrooms
- Shower room
- Excellent storage throughout
- Lift access
- Garage & allocated parking
- Gas central heating & double glazing



Offers Over:

**£365,000**



Further information can be found in the home report.

## About the Property

Rarely available 3rd floor apartment with lift access, forming part of a well-established modern development, quietly positioned on Granton Road, close to excellent transport links and amenities.

Internally the property has been well-maintained throughout and offers bright, spacious and versatile accommodation, including a dual aspect sitting/dining room with a superb balcony and sunroom off. There is a good size breakfasting kitchen, a spacious principal bedroom with large ensuite, 2 versatile double bedrooms and a shower room.

In addition there is a fantastic level of storage throughout, gas central heating and double glazing.

Externally there is a garage along with allocated parking and the communal grounds are very well-maintained.

## Extras

To include all fitted flooring, light fixtures, curtains, hob, oven, extractor, washing machine and dishwasher. No warranties or guarantees will be given in relation to appliances.







## 📍 Location

The property lies in the affluent and established district of Trinity Edinburgh about 2 miles from the city centre, 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, local shopping at Goldenacre and a Morrisons, Waitrose, Sainsbury's and Asda supermarkets in Ferry Road, Comely Bank, Craighleith and Newhaven respectively. The Royal Botanic Gardens are also within easy reach.

The cosmopolitan waterfront in Leith, Granton Harbour, Ocean Terminal shopping and leisure centres are in easy driving distance and there is good road access both to the east and west. Further more specialised shopping including coffee shops, bars and restaurants, are available in nearby cosmopolitan Stockbridge. Excellent schooling is represented in the state and private sector.



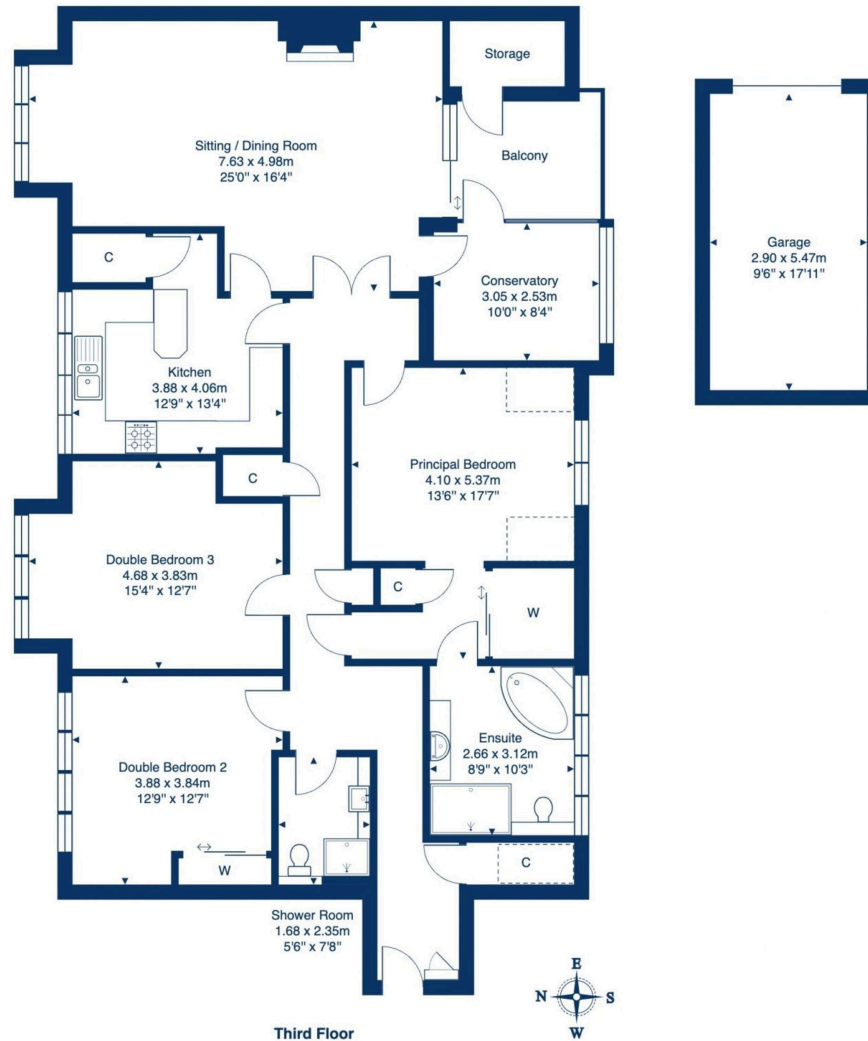
## 🏠 Management

The development is currently factored by Charles White at a current cost of approximately £1,810 per annum to cover communal maintenance, stair cleaning and block buildings insurance



# Floor Plan

184/10 Granton Road, Edinburgh



Total Area: 148.6 m<sup>2</sup> ... 1600 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.



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