

**15/2 Grierson Gardens  
EDINBURGH EH5 2AS**

**Offers Over £150,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included
- Two double bedrooms
- Fully tiled shower room fitted with two-piece suite
- Gas central heating and double glazing
- Communal garden to rear
- Off-street parking at front of building

**Council Tax Band: B**  
**Tenure: Freehold**



## Flat

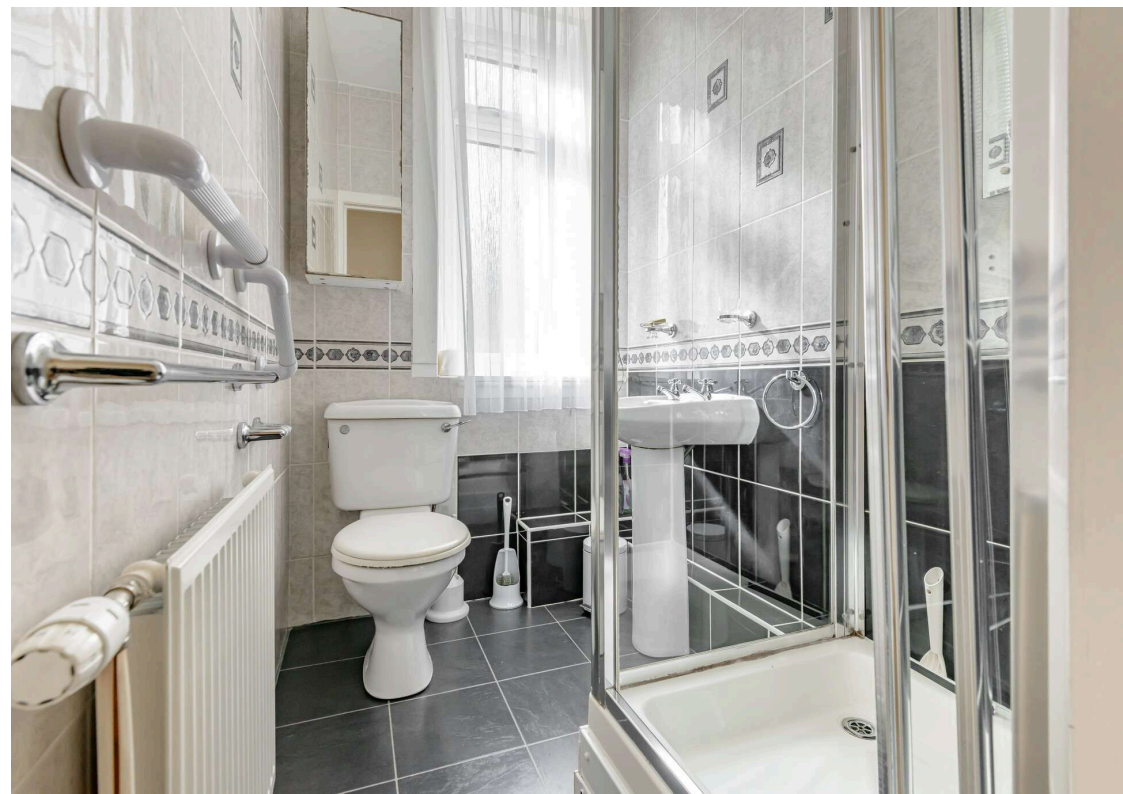
This superb two-bedroom ground floor flat is sure to attract strong interest on the open market. Offering generous living accommodation and excellent transport links to the city centre, the property will appeal to a wide range of buyers. Early viewing is highly recommended to avoid disappointment.

The accommodation comprises a spacious living/dining room, providing an ideal space for relaxing and entertaining family and friends. The kitchen is fitted with a range of floor and wall-mounted units and includes an electric hob, oven, and white goods, all of which are included in the sale. There are two well-proportioned double bedrooms, one of which benefits from built-in wardrobes offering ample storage. The fully tiled shower room is fitted with a modern two-piece suite and an electric walk-in shower. Further benefits include gas central heating and double glazing throughout for enhanced comfort and efficiency. Externally, the property enjoys a well-maintained communal garden to the rear, and off-street parking to the front. **Please note:** No warranties are given for systems, and the property is sold strictly as seen.

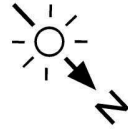
Trinity lies to the north of the city centre which can be easily accessed via several frequent bus services that run close by and is in easy walking distance of the new tram terminus at Newhaven offering swift transport to the city centre and beyond. The property is a short walk to Victoria Park with outdoor sporting and leisure facilities for all ages and lies on the Edinburgh Cycle network for all those cycle enthusiasts. Within easy walking distance of historic Newhaven Pier and several gourmet fish restaurants it is perfectly located for an impromptu take away. Local facilities include Sainsburys, Co-op, Post Office and Leith Library plus a 24hr ASDA in nearby Newhaven. Entertainment is available at the Vue cinema complex at Ocean Terminal and all the popular bars and restaurants in the vibrant Shore area. The area is served by excellent primary and secondary schools both of which are within walking distance.

**Viewing by appointment on 0131 337 1800**

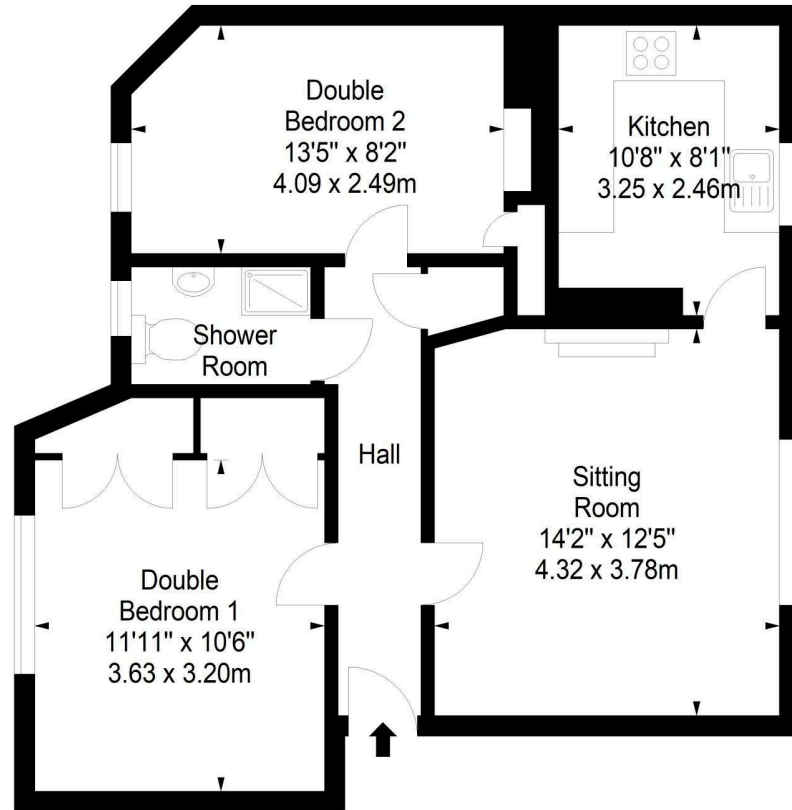




**Grierson Gardens,  
Edinburgh,  
Midlothian, EH5 2AS**



Approx. Gross Internal Area  
651 Sq Ft - 60.48 Sq M  
For identification only. Not to scale.  
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Ground Floor



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