



143/13 Granton Road
Trinity, EH5 3NL

Deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Lounge Open Plan to Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Shared Rear Garden
- Free On-Street Parking
- EPC Rating – D



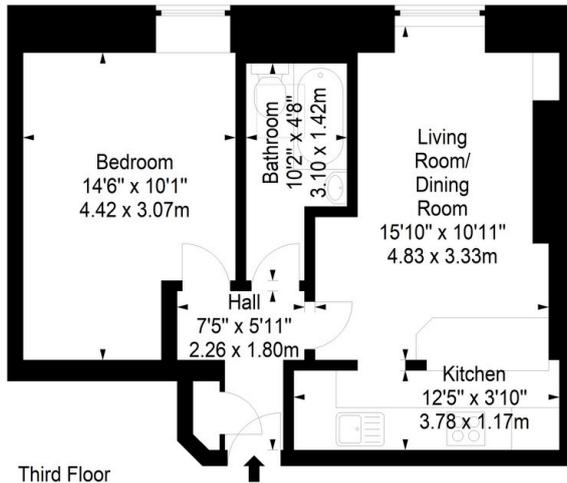
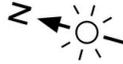
Forming part of a traditional tenement and quietly located to the rear of the building, this lovely and well-presented top floor flat is situated within the sought after area of Trinity. The property is close to a variety of good amenities, easy reach of the Western General Hospital and a short walk to Inverleith with cafes and bars. There is an excellent public transport service which passes close by and travels to the City Centre. In move-in condition the accommodation would make an ideal first purchase and comprises; secure entry phone, welcoming hall, light and airy lounge with open views over playing fields and open plan to the modern kitchen with breakfast bar, delightful good sized double bedroom and bathroom with white suite and shower over. There is a shared rear garden with free on-street parking available. Further benefits include gas central heating and double glazing. Included in the sale are the; fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer, washing machine, tumble dryer and light shades.



**Granton Road,
Edinburgh,
Midlothian, EH5 3NL**



Approx. Gross Internal Area
435 Sq Ft - 40.41 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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