*129 (flat 3) Wardie Court, Granton Road, Trinity, Edinburgh, EH5 3NJ*

Connor Malcolm

129 (flat 3) Wardie Court | Granton Road | Trinity | EH5 3NJ

## Description

A rare opportunity has arisen to acquire a particularly appealing dual-facing first floor flat forming part of an individually designed 1970's block of only seven set back from Granton Road with a private off-street car park. The property is sure to appeal to purchasers of all age groups seeking a charming and easily manageable home which enjoys an open aspect overlooking grassy playing fields to the rear.

- Private parking space
- Central reception hallway with deep cupboard
- Living/dining room with west-facing bay window
- Well equipped kitchen
- Spacious double bedroom with fitted storage
- Bathroom consisting of a white suite with separate shower enclosure
- Gas central heating (combi boiler) and double glazing
- Private lockable cupboard off the mutual hallway for bicycles and household storage
- Mutual garden ground is attractively landscaped having an established lawn and mature shrubbery

## Extras

All carpets and floor coverings, all blinds and curtains in living room. The fridge freezer (integrated), washing machine, tumble dryer. king sized bed frame & mirrored wardrobe in bedroom are included in the sale.

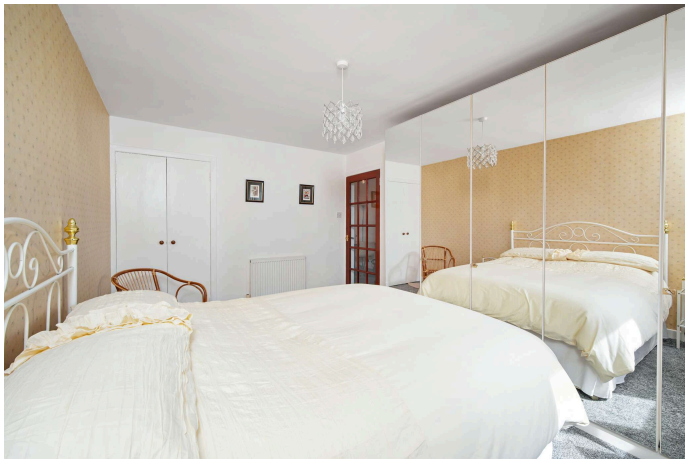
## EPC Rating: C

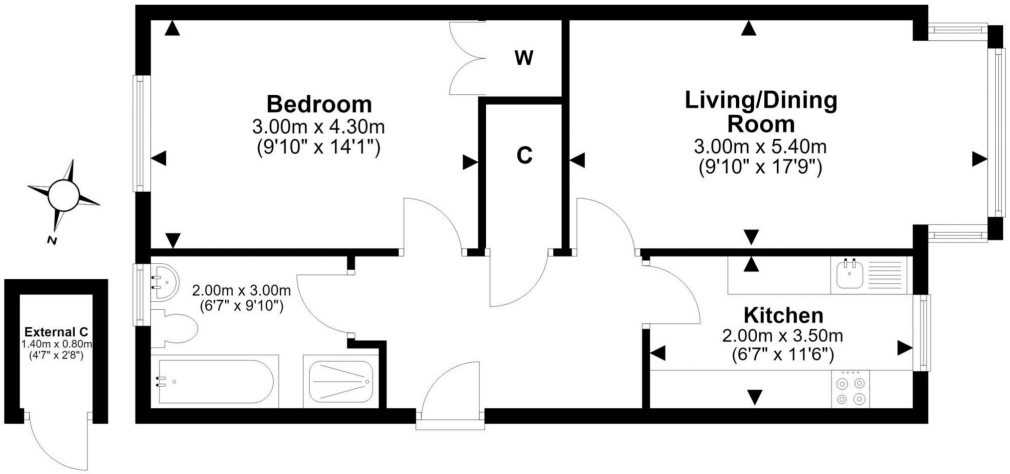
## Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

**Location**

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craigleith Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city as well as the newly opened tram link offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.






This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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