



4/1, GRANDVILLE

Trinity, Edinburgh, EH6 4TH



1

Public Room



2

Bedrooms



2

Bathroom



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This elegant first-floor apartment forms part of a sought-after modern development and offers beautifully presented contemporary interiors throughout. A sun-filled dual-aspect open-plan living, dining, and kitchen space serves as the heart of the home, finished with sleek cabinetry and modern appliances, while the principal bedroom enjoys fitted wardrobes and a stylish en-suite shower room. A flexible second bedroom, a sophisticated bathroom with overhead shower, a wall-hung mirror and vanity storage, and a welcoming entrance hall complete the accommodation. Residents also benefit from a shared stairwell, secure entry, leafy communal gardens, and private parking.

Located in prestigious Trinity, one of Edinburgh's most desirable residential enclaves, the property enjoys a refined balance of tranquillity and convenience. Leafy avenues, scenic waterfront walks, excellent local amenities, and highly regarded schools are all close at hand, while swift connections to the city centre ensure an exceptional lifestyle in a prime capital address.







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EPC
RATING

E
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- First-floor flat in Trinity
- Part of a sought-after modern development
- Shared stairwell and secure phone entry
- Attractive modern interiors
- Entrance hall
- Sunny open-plan living/dining kitchen with modern appliances
- Sun-filled main bedroom with wardrobes and en-suite shower room
- Versatile second bedroom with a wardrobe
- Bathroom with overhead shower
- Leafy communal garden
- Residents' parking





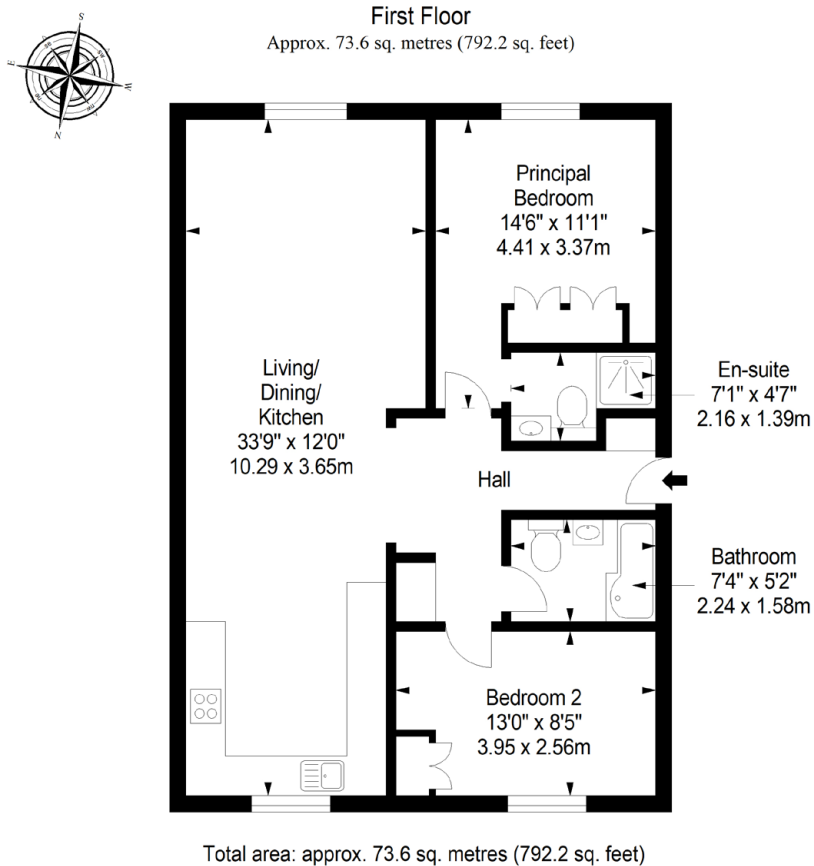


Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



TRINITY, EDINBURGH

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 Craighleith 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, with the Airlink 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.



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