



Highly desirable ground floor flat
Well situated within the popular Trinity area of Edinburgh

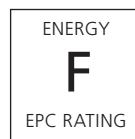
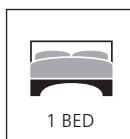


143/PFI Granton Road

Trinity, Edinburgh, EH5 3NL



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GRANTON ROAD



There are parts of the city which, because of their location and character, stand head and shoulders above all else. Morningside might be one, Comely Bank could be another but Trinity, without a doubt, certainly is. The district is purely residential in nature and is situated just north of the New Town connected to it by Inverleith Row. It comprises a wide variety of substantial property styles ranging from very large detached stone built villas to spacious flatted properties, all completed before the turn of the century. Rather fewer modern properties provide something of a counter point but even a brief visit to the district will readily reveal its air of establishment and maturity.

From here, along Inverleith Row, the trip into the City Centre might take as little as ten minutes using one of the many and frequent bus services that pass through the district. Being located on Ferry Road, travel to the east and west side of the City cannot be simpler or more convenient.

Nearby is an excellent local shopping centre at Goldenacre. This is a very lively centre providing a wide variety of shopping facilities as well as post office and banking services.

For those who enjoy open air facilities, there are the Botanic Gardens and Inverleith Park nearby. The walk-ways created on some of Edinburgh's old railway lines which radiate out from Warriston offer country like walks yet within the very heart of the City. Edinburgh's formal entertainments tend to be highly concentrated in the Lothian Road/Tollcross area. Here there are theatres and cinemas, all manner of bars and restaurants, indoor sports facilities and health clubs. The return trip by taxi

ought to take no more than ten minutes in the late evening.

All things considered, this is a peaceful, quiet, convenient and well established area surrounded by excellent services and amenities and within the easiest possible reach of the City Centre. As a consequence of all this, it is a much respected and highly sought after.

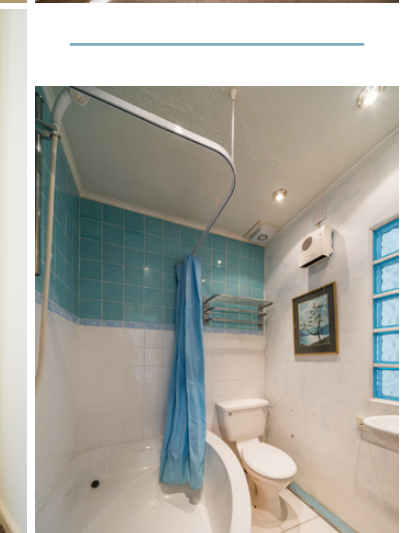
An excellent opportunity has arisen to acquire this highly desirable one bedroom ground floor flat, making for an ideal first-time-buyer or buy-to-let opportunity and well situated within the popular Trinity area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, briefly comprising; entrance hallway including a shelved storage cupboard, a bright and spacious lounge with a feature electric fire, built-in storage space and access onto the fully fitted, partially tiled kitchen including under-unit lighting, a double bedroom with built-in storage space and a three piece, partially tiled bathroom, benefiting from being modernised approx. February 2015 including a corner bath.

This property also benefits from secure door entry system, high ceilings throughout, full double glazing, storage heating system, with gas available within the block if required, more than adequate on-street parking to accommodate for residents and visitors alike and a private garden to the rear, as well as a communal drying green, accessed via the stairway.



"...a bright and spacious lounge with a feature electric fire, built-in storage space and access onto the fully fitted, partially tiled kitchen..."



THE SPECIFICATIONS

Ground Floor

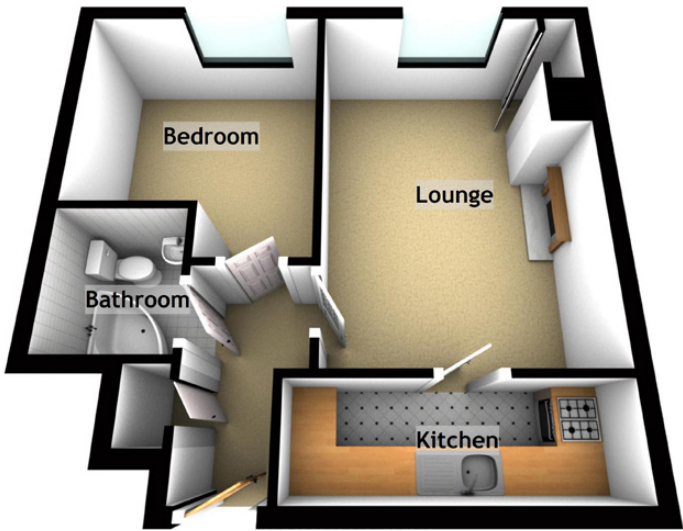
Approximate Dimensions
(Taken from the widest point)

Lounge	4.57m (15') x 3.27m (10'9")
Kitchen	3.78m (12'5") x 1.21m (4')
Bedroom	3.34m (10'11") x 2.94m (9'8")
Bathroom	1.68m (5'6") x 1.51m (4'11")

Gross internal floor area (m²)
42m²

Extras
(Included in the sale)

Electric 4 hob/double oven, washing machine, fridge and all fixtures and fittings, including; light fitting, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



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Part Exchange

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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.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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