



4 Lower Granton Road

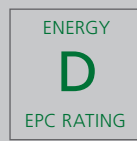
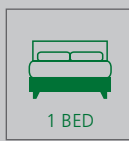
Trinity
Edinburgh
EH5 3RX

Unique one bedroom main door flat

Brought to market in excellent decorative order



Scan Here!





Trinity, Edinburgh

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.



“...a peaceful, quiet, convenient and well established area surrounded by excellent services and amenities...”



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An excellent opportunity has arisen to acquire this unique one bedroom main door flat which is not overlooked and is well situated within the Trinity area of Edinburgh, providing scenic walks and sea views of the Forth and across to Fife. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, after having undergone full redecoration approximately January 2015, and briefly comprises; entrance hallway, an open plan, partially tiled kitchen/ diner/lounge with scenic views, a double bedroom

providing further views and a three piece, partially tiled bathroom, benefiting from an over-head shower, chrome heated towel rail and extractor fan. Works carried out since June 2014; partial redecoration, new kitchen/diner/lounge flooring, new storage heating system and modernisation of the bathroom.

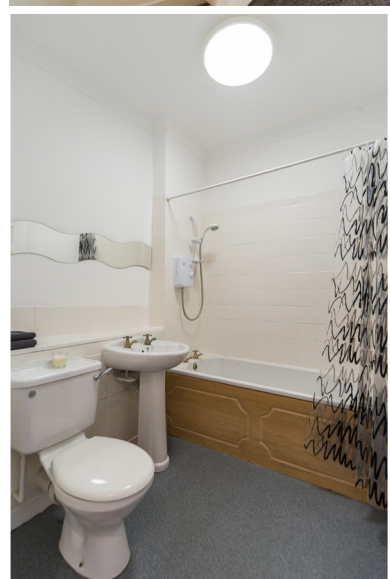
This property also benefits from; storage heating system, secondary glazing, high ceilings throughout, communal garden space to the rear of the property, as well as more than adequate on-street parking to accommodate for residents and visitors alike.



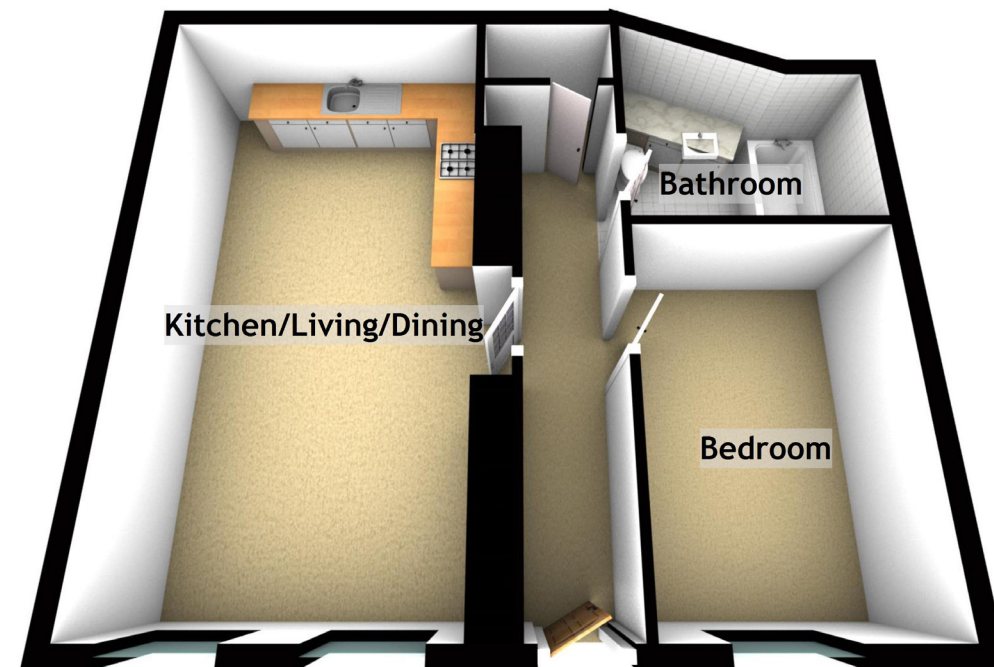
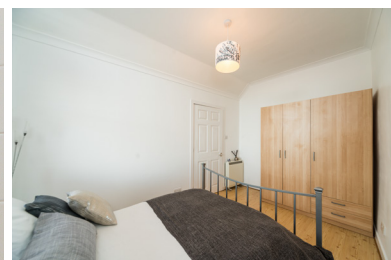
The lounge provides sea views across the Forth



The open plan kitchen, living and dining room



“...a double bedroom providing further views and a three piece, partially tiled bathroom, benefiting from an over-head shower...”

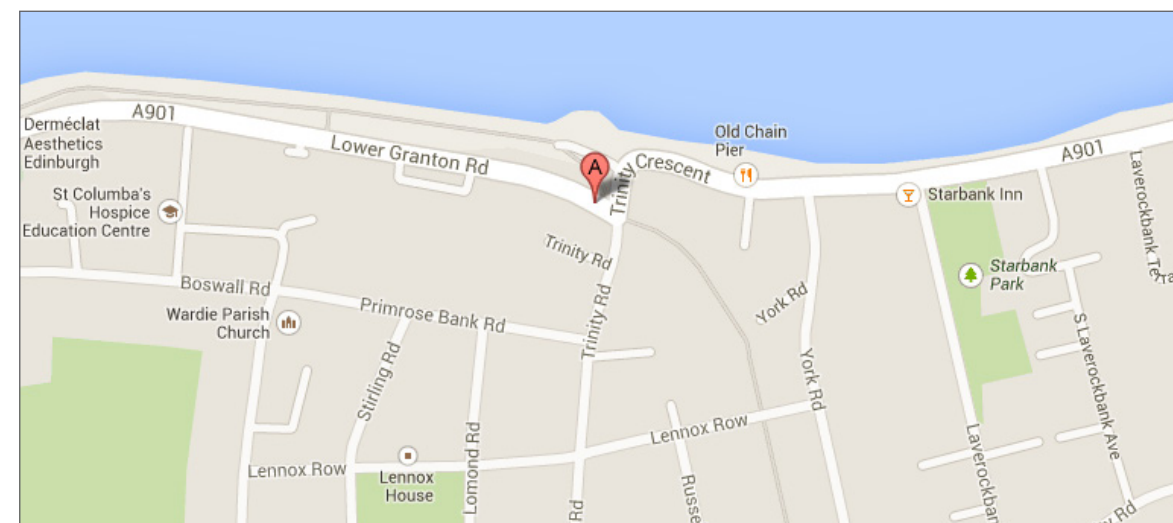


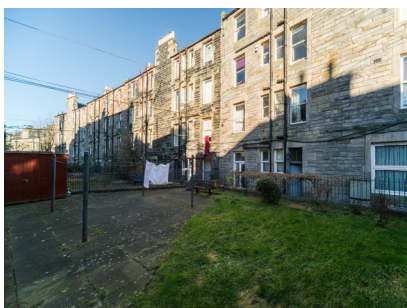
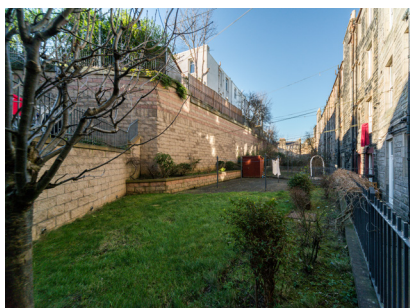
Approximate Dimensions
(Taken from the widest point)

Kitchen/Living/Dining	6.37m (20'11") x 3.35m (11')
Bedroom	3.84m (12'7") x 2.60m (8'6")
Bathroom	2.19m (7'2") x 1.74m (5'9")

Extras
(Included in the sale)

Sold fully furnished, including all fixtures and fittings; blinds, light fittings, carpets and fitted floor coverings.





McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



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Surveyor



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PHILIP STEWART
Photographer



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Designer