




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

3F1, 141 Granton Road

TRINITY, EDINBURGH, EH5 3NJ

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.

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 is 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.

“... well established area surrounded by excellent services and amenities and within easy reach of the city centre...”



3F1, 141 GRANTON ROAD

.....

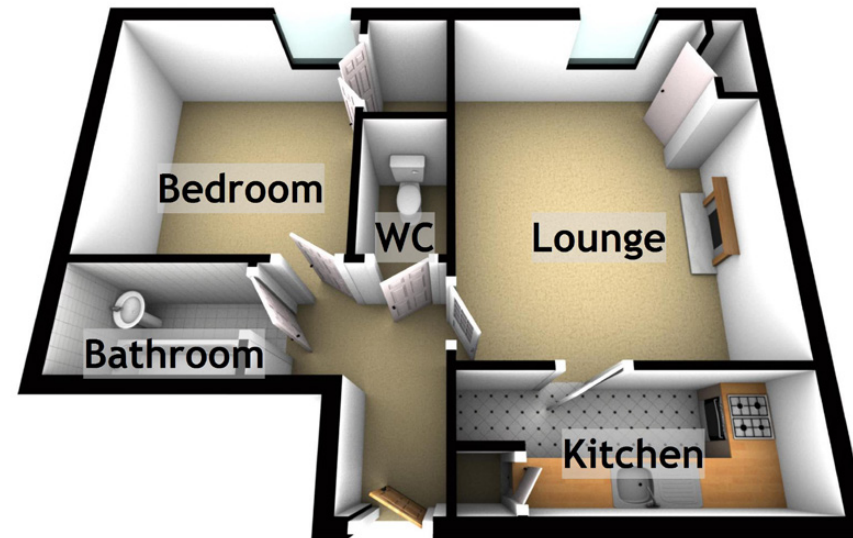
An excellent opportunity has arisen to acquire this highly desirable one bedroom, third floor flat, well situated within the popular Trinity area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising; entrance hallway including a meter cupboard, a bright and spacious lounge with a feature gas fire including surround and a storage cupboard which also houses the combo boiler. A modern, partially tiled kitchen, benefiting from an integrated electric four hob/oven, extractor hood, under-unit lighting and an airing cupboard,

a double bedroom with double walk-in wardrobe, a WC with extractor fan and a partially tiled bathroom, benefiting from a heated towel rail, over-head shower and sky light.

This property also benefits from; not being over-looked, views of The Firth of Forth to the rear, secure door entry system, gas central heating, full double glazing, a communal garden to the rear, accessed via the stairway as well as more than adequate on-street parking to accommodate for residents and visitors.





Approximate Dimensions (Taken from the widest point)

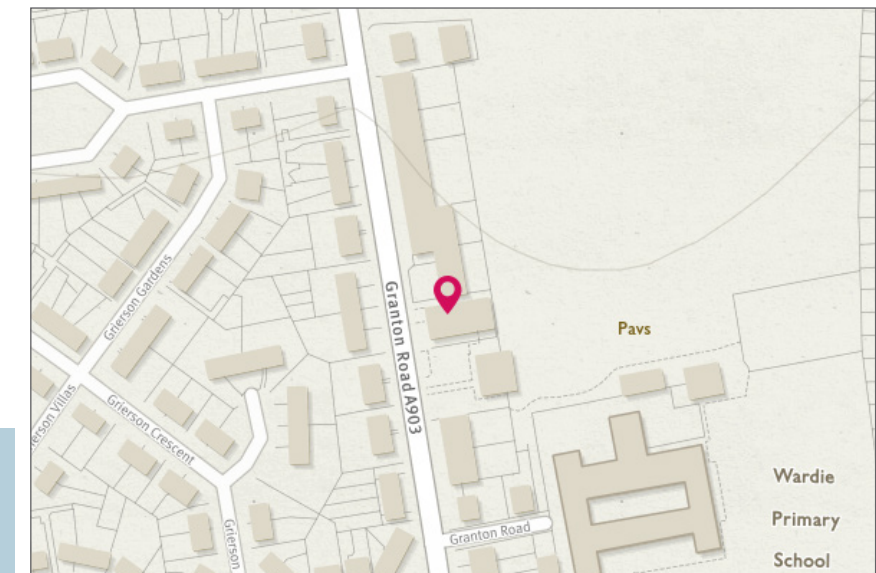
Lounge	4.37m (14'4") x 3.31m (10'10")
Kitchen	3.31m (10'10") x 1.92m (6'4")
Bedroom	3.11m (10'2") x 3.03m (9'11")
Bathroom	1.97m (6'6") x 1.22m (4')
WC	1.73m (5'8") x 1.00m (3'3")

Gross internal floor area (m²) - 40m²

EPC Rating - D

Extras
(Included in the sale)

Sold fully furnished, with the exception of the couch and foot stool, and includes; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



SPECIFICATIONS




McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
SEAN NICOL
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
BRYONY STEWART
Designer