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TRINITY, EDINBURGH, EH5 3NL

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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 counterpoint 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 walkways 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.



Starbank Park View



Newhaven Esplanade



Liners in Harbour



Starbank Inn



Newhaven Lighthouse

"PEACEFUL, QUIET, CONVENIENT
AND WELL ESTABLISHED"

GF2, 147 GRANTON ROAD

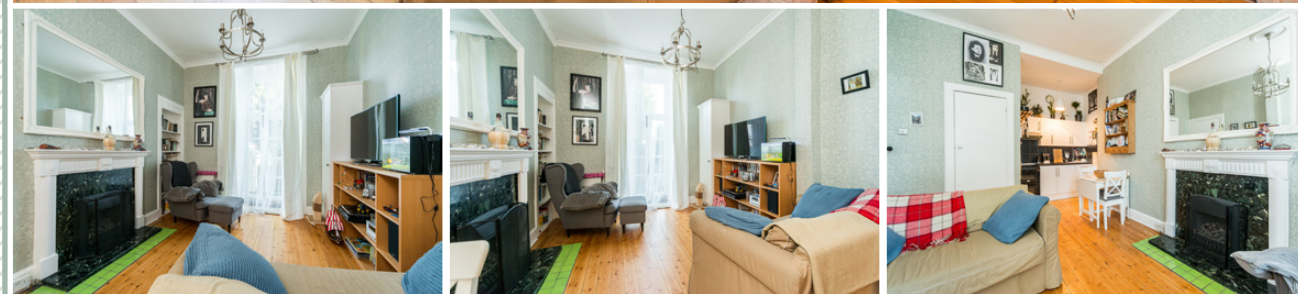
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An excellent opportunity has arisen to acquire this well-presented one bedroom ground floor flat, making for an ideal first-time buyer or buy-to-let opportunity and located within the popular Trinity area of Edinburgh. Viewing of this property is highly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

Internally this accommodation is in excellent decorative order, briefly comprising of an entrance hallway with a cloak and meter cupboard and an open plan, partially tiled lounge/kitchen/diner, benefiting from a feature gas fire including surround, built-in shelving, a storage cupboard which also houses the boiler, a larder and double patio doors leading out to the rear garden.

There is also a spacious double bedroom with overhead storage cupboards and a three-piece, partially tiled bathroom with a chrome heated towel rail, a further storage cupboard and an extractor fan.

This property also benefits from gas central heating, double glazed windows in the bedroom and single glazed patio doors in the lounge, a private rear garden, including a garden shed, outhouse to the rear as well as a communal drying green and more than adequate on-street parking to accommodate for residents and visitors alike.



"WELL-PRESENTED ONE BEDROOM
GROUND FLOOR FLAT, MAKING
FOR AN IDEAL FIRST-TIME BUYER"





“ A SPACIOUS
DOUBLE
BEDROOM
WITH
OVERHEAD
STORAGE ”

FLOOR PLAN ROOM DIMENSIONS PROPERTY LOCATION

Approximate Dimensions
(Taken from the widest point)

Bedroom	3.26m (10'8") x 3.17m (10'5")
Lounge/Kitchen	5.95m (19'6") x 3.30m (10'10")
Bathroom	2.46m (8'1") x 1.61m (5'3")

Gross internal floor area (m²) - 41m²

EPC Rating - D

Extras
(Included in the sale)

All fixtures and fittings, including; blinds, curtains, light fittings and fitted floor coverings. Please note, other items may be available through separate negotiation.

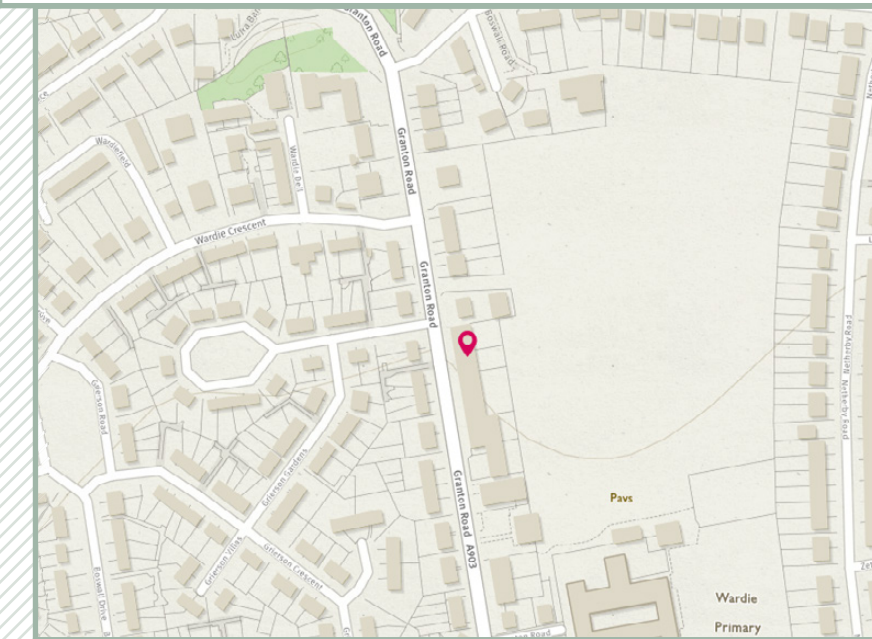
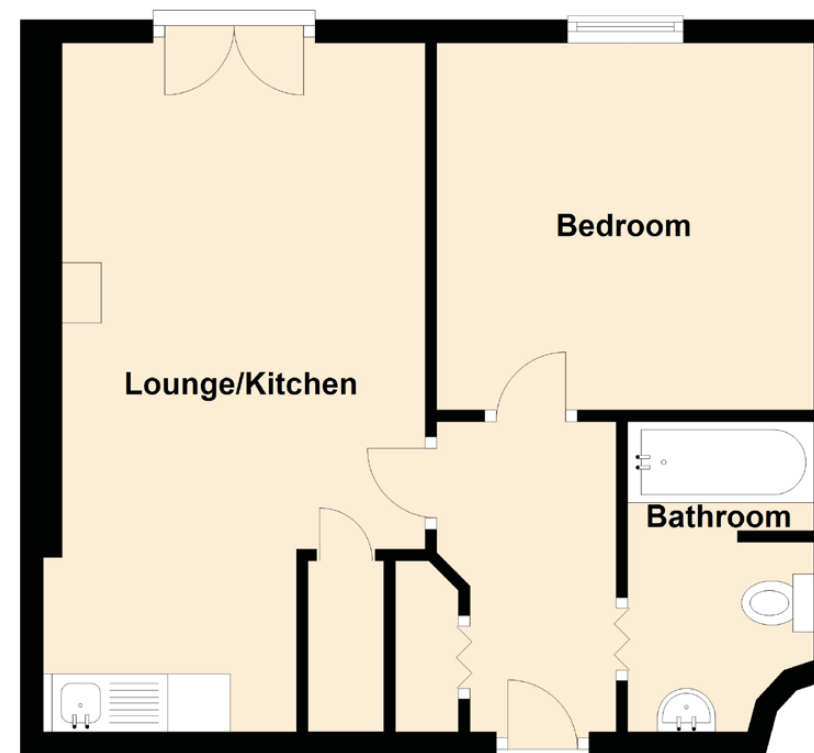


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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form 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 brochure 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.



Text and description
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 Surveyor



Professional photography
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 Photographer



Layout graphics and design
ALLY CLARK
 Designer

