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140/6, Granton Road, Trinity, Edinburgh, EH5 3RF

Well Presented, Two Bedroom, Triple-Aspect, Second (Top) Floor Flat

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Property Description

Well presented, two-bedroom, triple-aspect, second (top) floor flat, set on a residential street, located in the popular Trinity area, to the north of Edinburgh city centre. Comprises an entrance hall, living room, kitchen, two double bedrooms and a bathroom.

Features include uPVC double glazing, gas central heating, a fitted kitchen with appliances, and TV and telephone points. Further features include a well-kept shared drying green to the rear, a timber shed, and ample on-street parking available to the front and on surrounding streets.

The carpeted entrance hall opens into the well proportioned, front-facing living room which features carpeted flooring, a storage cupboard and decorative electric fire with surround.

Set off the living room, the kitchen is fitted with contemporary wall and base units, stone effect worktops, a stainless steel sink and tiled splashbacks. Appliances include an integrated gas hob, electric oven, extractor hood, and a freestanding washing machine and fridge/freezer.

Bedroom one is set to the rear, and features carpeted flooring and two fitted wardrobes; whilst bedroom two is similarly sized and finished and includes wood laminate flooring and spotlighting.

Completing the accommodation, the fully tiled bathroom is fitted with a white three-piece suite with a tap-mixer mains shower over the bath.

A 360 Virtual Tour is available online.

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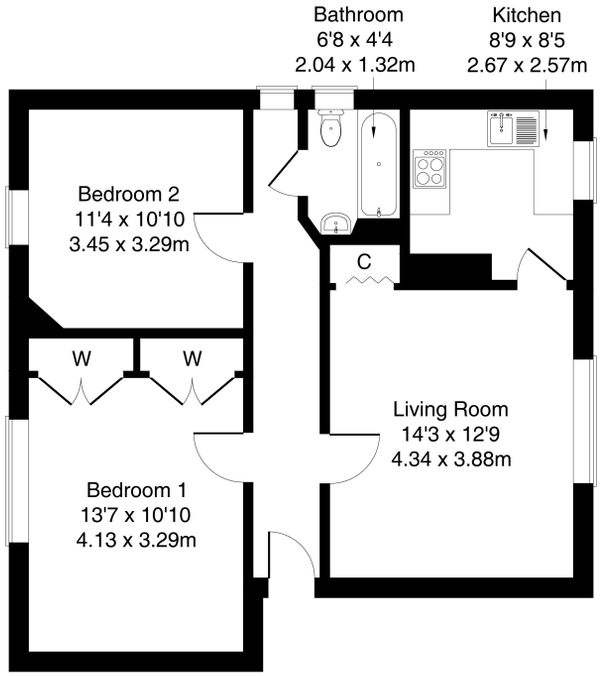
Approximate Gross Internal Area: (667 sq ft - 62 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Trinity is a popular area, close to excellent local shopping and some of Edinburgh's finest open spaces. The nearby neighbourhoods of Stockbridge and Canonmills are home to a variety of delicatessens, cafés, restaurants, butchers, and greengrocers, while the area is also well-served by supermarkets, including the nearby Tesco at Canonmills, Morrison's on Ferry Road, and an ASDA at Granton. The Shore also offers a selection of independent eateries, including several Michelin-starred restaurants and local artisan shops. Recreational options include cycle paths and walkways along the scenic Water of Leith, the famous Royal Botanic Gardens and Inverleith Park, as well as the Ainslie Park Leisure Centre. The city centre can be easily reached, with frequent public transport links to town readily available directly from Granton Road, or from nearby Ferry Road and Newhaven Road. There is a choice of well-regarded public schools such as Wardie Primary, Granton Primary, Trinity Acadamy and Broughton High School, as well as private schools close by, including Edinburgh Academy and the iconic Fettes College.

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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ

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