



27/4, Lower Granton Road, Edinburgh, EH5 3RT

Well-Presented, One-Bedroom, Ground Floor Flat

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Property Description

Light and well-presented, one-bedroom, ground floor flat set quietly to the rear of a traditional stone-built tenement. Set adjacent to the waterfront in the popular Trinity area, north of Edinburgh city centre.

Comprises an entrance hallway, open-plan living room and kitchen, a double bedroom, and a separate WC and shower.

Features include a fitted kitchen with appliances, gas central heating, and modern double glazing. In addition, there is contemporary flooring, tall ceilings, and good-sized rooms. There is also a secured entry system, a private patio area to the rear, together with shared grounds.

Set back from the main road as a crescent, there is ample unrestricted residential parking, and pleasant walks to both the Granton and Newhaven Harbours.

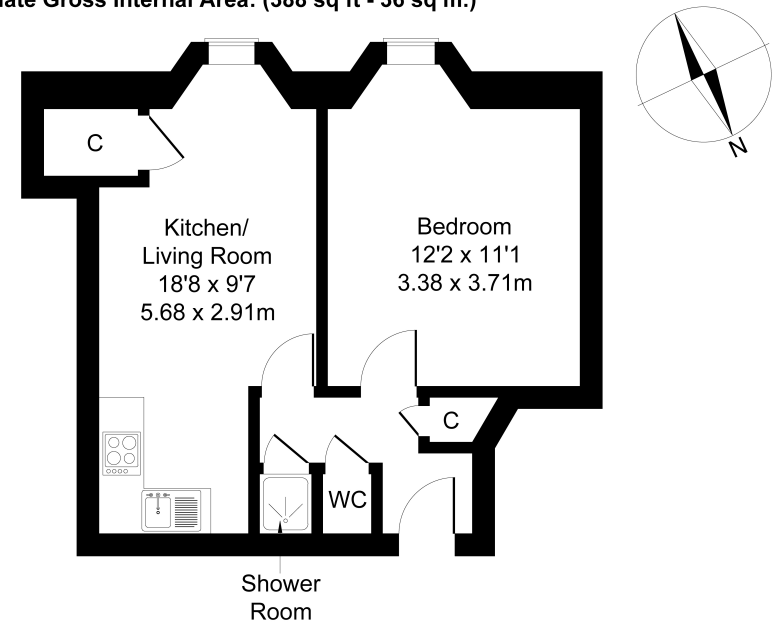
Upon entering the property, you're welcomed by an abundance of natural light and neutral décor, creating a bright and inviting atmosphere. The living room offers a generous space with wood-effect flooring and a large window that floods the room with sunlight. The kitchen is well-appointed with fitted worktops, a sink with a drainer, and ample cupboard storage.

Featuring appliances including an integrated oven, gas hob with canopy extractor, fridge, and washing machine. The bedroom continues the theme with wooden flooring, high ceilings, and light and neutral tones. Completing the accommodation is a WC and a separate shower room, offering added convenience.



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Approximate Gross Internal Area: (388 sq ft - 36 sq m.)



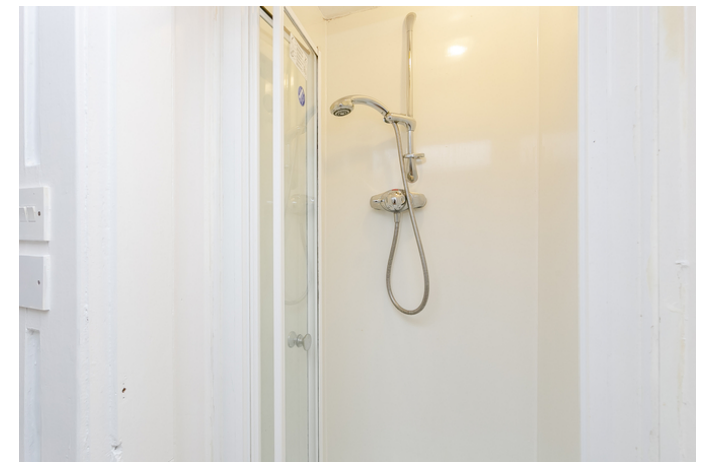
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Trinity is a highly desirable area, combining excellent local amenities with some of Edinburgh's finest green spaces. Nearby Stockbridge and Canonmills offer a rich selection of delicatessens, cafés, restaurants, butchers, and greengrocers, complemented by supermarkets including Tesco, Morrison's, and ASDA. The Shore adds to the appeal with independent eateries, artisan shops, and Michelin-starred restaurants. Outdoor pursuits

are well catered for with scenic walks and cycle paths along the Water of Leith, the Royal Botanic Garden, Inverleith Park, and Ainslie Park Leisure Centre. Frequent public transport from Ferry Road and Newhaven Road provides easy access to the city centre, while excellent schools such as Edinburgh Academy and Fettes College are close by.





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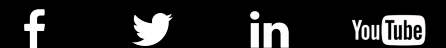
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