



142/4 Granton Road, Edinburgh, EH5 3RF

Beautifully Presented, Two-Bedroom, Triple-Aspect, First Floor Flat

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Property Description

Beautifully presented, two-bedroom, triple-aspect, first-floor flat, forming part of an established residential development.

Conveniently located in the popular Trinity area, to the north of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a bathroom.

Highlights include a modern fitted kitchen with appliances, a generous fully tiled bathroom with underfloor heating, HIVE gas central heating and double glazing. In addition, there is continuous flooring for the hall and public rooms; and excellent storage including wardrobes for both bedrooms.

Externally, to the rear, there is a large well-maintained shared drying green with a private storage shed; and unrestricted street parking to the front.

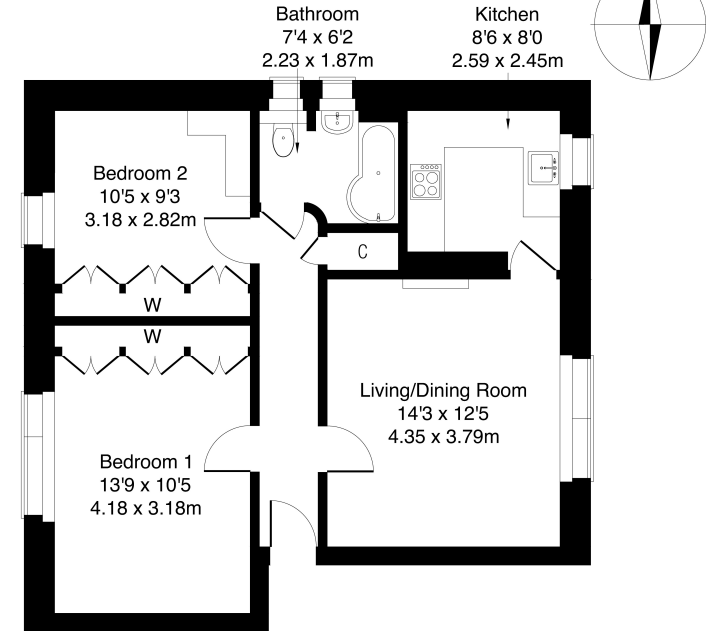
A welcoming entrance hallway provides access throughout the majority of the property, including a convenient storage cupboard, and features wood effect flooring continuing into the lounge and kitchen. Set to the front, a spacious living room has space for both lounge and dining furniture, and features an impressive gas fireplace and a ceiling rose. Set off the living room, a stylish kitchen is fitted with modern units, wood-effect worktops, a sink with a drainer, a tiled surround; an integrated fridge/freezer, oven and gas hob with a canopy above; and a freestanding washing machine.

Two double bedrooms quietly overlook the shared garden to the rear, with carpeted flooring, central pendant light fittings and superb storage including large built-in wardrobes. Completing the accommodation, a bright bathroom has a side aspect window, fitted with a modern suite including a mains shower over a P-shaped bath, tiled flooring and splash walls, underfloor heating, and a ladder-style radiator.



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



First Floor

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 Newhaven. 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 from Ferry Road and Newhaven Road. There is a choice of well-regarded public and private schools close by, including Edinburgh Academy, Wardie Primary School and the iconic Fettes College.





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