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1/5, Grandville, Trinity, Edinburgh, EH6 4TH

Tastefully Presented & Spacious, Two-Bedroom, Second Floor Apartment

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Property Description

Tastefully presented and spacious, two-bedroom, triple-aspect apartment, set on the second floor of a modern residential development. The property is conveniently located in the desirable area of Trinity, north of Edinburgh city centre.

Comprises: an entrance hallway, living and dining room, kitchen, master bedroom with en-suite shower room, a second double bedroom, and a bathroom.

Highlights include a newly fitted kitchen with integrated appliances and excellent integrated storage including bedroom wardrobes. In addition, there is wood-framed double glazing, electric heating, a secured entry system, well-maintained communal grounds, and a private residents' car park.

The hall gives access to all rooms except the kitchen and features two built-in store cupboards and the entry phone system. An impressive open-plan living and dining room features leafy views, carpeted flooring, wall-mounted lighters for the lounge and a pendant light fitting for the dining area. Set off the dining area, the newly fitted kitchen includes stylish fitted units with gemstone worktops and surround, a sink with drainer, and an integrated washing machine, fridge/freezer, electric oven, and ceramic hob with a canopy above.

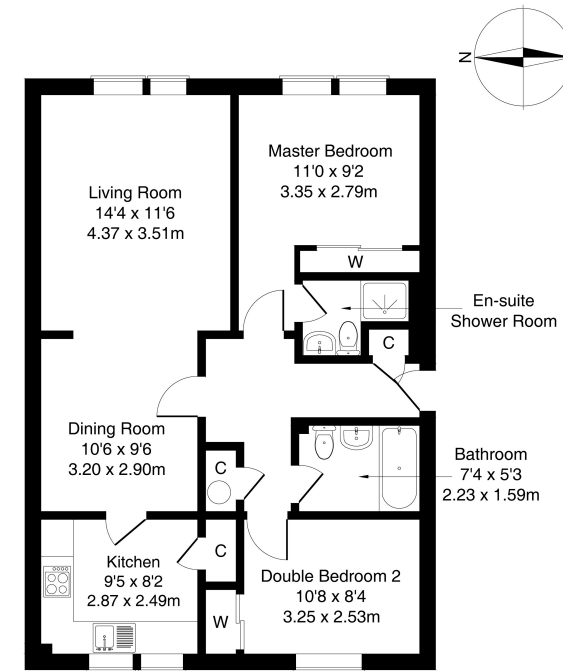
The master bedroom is set to the front, and features carpeted flooring, a built-in mirrored wardrobe, and an en-suite shower room with a two-piece suite and an integrated cubicle with a mains mixer shower. A second carpeted double bedroom is rear-facing and also has a built-in wardrobe. Completing the accommodation, the bathroom is set internally off the hall and is fitted with a modern three-piece suite including a mains shower over the bath and tiled splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (786 sq ft - 73 sq m.)



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





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