



**147/3F4 Granton Road, Trinity, Edinburgh, EH5 3NL**

Tastefully-Presented One Bedroom, Third (top) Floor Flat

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# Property Description

Tastefully-presented, one bedroom, third (top) floor flat, forming part of a traditional stone-built tenement and conveniently located in the popular Trinity area, to the north of Edinburgh city centre.

Comprises: an entrance hallway, living/dining room/kitchen, double bedroom, utility cupboard, and a shower room.

Highlights include a bespoke floor plan, a quality fitted kitchen and stylish bathroom, and contemporary flooring, lighting and decor. In addition, there are pleasant unrestricted open views, double glazing, secure entry system, and a well-maintained shared garden.

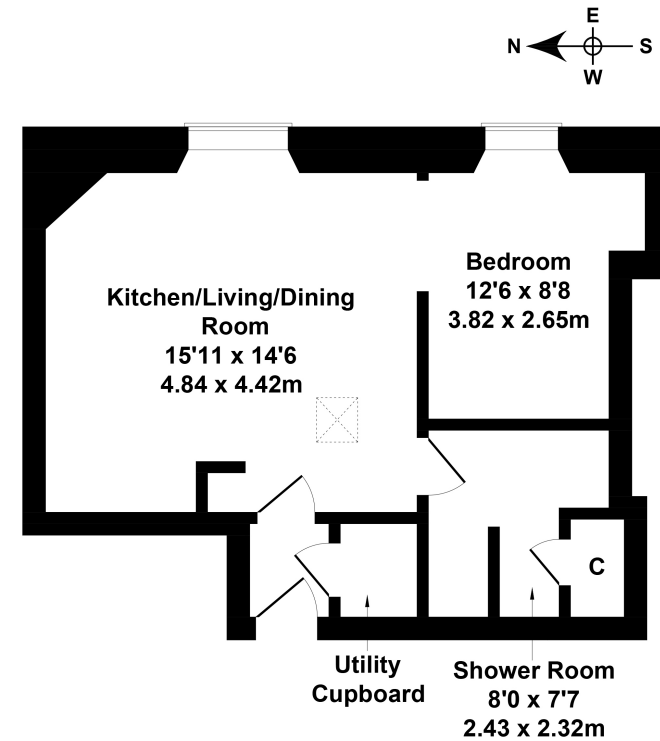
The entrance hall gives access to a utility/store cupboard housing a washing machine, and opens into the public room.

An open-plan living space features carpeted flooring for the lounge and wood-effect flooring for the kitchen area, a wall-mount TV point, an electric feature fireplace and a skylight window.

Set to the rear of the room, the kitchen includes a real wood worktop with matching surround, an inset sink, and an integrated electric oven and ceramic hob.

Set off the lounge is a bedroom with carpeted flooring, an open-shelved press, and a wall-mount TV point.

Set internally, the stylish shower room features a contemporary suite, integrated cubicle, recessed spot lighting and access to a deep built-in storecupboard.



# 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, Canonmills, and The Shore are home to a variety of delicatessens, cafés, restaurants, butchers, and greengrocers, whilst both Craighleith Retail Park and Ocean Terminal provide a range of high-street stores. 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 area is well-served by supermarkets, including the nearby Tesco at Canonmills, Morrison's on Ferry Road, and an ASDA at Granton. 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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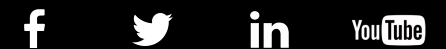
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Estate Agents and Solicitors



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