



30/4 Lower Granton Road

Trinity, Edinburgh, EH5 3RS

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Offering well-presented accommodation with a neutral colour palette, some modern touches, and lovely period features, this two-bedroom first-floor flat is set within a traditional building next to the waterfront in highly desirable Trinity. The flat and its location are sure to appeal to a wealth of purchasers, including first-time buyers, professionals, couples, and rental investors alike.

A secure shared entrance and stairwell lead to the flat's first-floor front door, where you are welcomed inside by an inviting hall with built-in storage. Leading off the hall and situated to the rear of the property, peacefully overlooking the shared garden, is a spacious reception room, where ample room is provided for a choice of lounge and dining furniture. The room is neutrally decorated, carpeted for comfort, and accompanied by a large built-in storage cupboard, and it enjoys characterful features including cornicing, a ceiling rose, and an Edinburgh press. The reception room is conveniently adjoined to the kitchen, where you will find a selection of wall and base cabinets, spacious worktops, and splashback tiling, as well as integrated appliances comprising an oven, hob, and extractor hood. A freestanding fridge/freezer, washing machine, and dishwasher are included in the sale.

The flat's two double bedrooms enjoy a wonderfully bright and spacious ambience, with plenty of room for freestanding furniture. Both sleeping areas enjoy views of the water, are carpeted for optimum comfort underfoot, and retain their traditional cornicing.

Features

- First-floor flat in Trinity
- Well-presented interiors with neutral décor, modern touches, and characterful details
- Secure shared entrance and hall with storage
- Spacious living/dining room with storage
- Bright kitchen overlooking shared gardens
- Two generous double bedrooms
- Newly-installed contemporary shower room
- Separate two-piece WC
- Access to low-maintenance shared garden
- Unrestricted on-street parking
- Gas central heating system
- Recently-installed double glazing
- EPC Rating - C



“First-floor flat in Trinity,
spacious living/dining room with storage,
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and two generous double bedrooms”











Finally, a shower room and separate WC complete the accommodation on offer, with the former newly fitted and presented in a stylish, contemporary fashion, comprising a large enclosure with a rainfall showerhead, a basin set into vanity storage, and a chrome towel radiator, whilst the latter features a two-piece WC-suite. Gas central heating and recently-installed double glazing ensure year-round comfort and efficiency.

Externally, the flat benefits from access to a low-maintenance, sunny shared garden, whilst parking to the front of the home is conveniently unrestricted for residents.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, freestanding fridge/freezer, washing machine, and dishwasher will be included in the sale. The bed, two dressers, two wardrobes, three shelving units, lamps, and light shades are all available by separate negotiation.

Trinity, Edinburgh

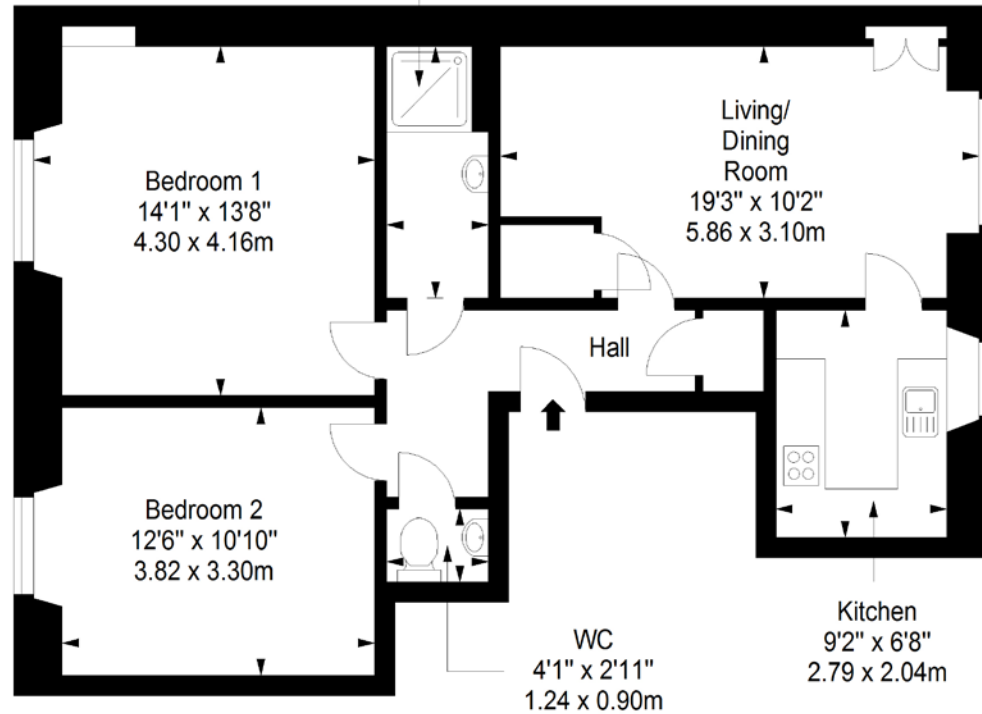
Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craighleith Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city, with the Airlink offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.

Floorplan

First Floor

Approx. 73.2 sq. metres (787.9 sq. feet)

Shower Room
10'2" x 4'1"
3.10 x 1.24m



Total area: approx. 73.2 sq. metres (787.9 sq. feet)

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