



lindsays

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

"A spacious south facing top floor flat which enjoys a leafy outlook and benefits from a garage and car port"

- Hall with two storage cupboards
- Sitting room with Juliette balcony
- Open plan dining room
- Fully fitted kitchen
- Master bedroom with en-suite
- Second double bedroom
- Bathroom with shower over the bath
- Double glazing
- Electric heating
- Garage and car port

EPC Rating C

FIXED PRICE £240,000



Description

A bright and spacious south facing top floor flat situated in a small established development located in the sought after area of Trinity. This delightful property offers a lovely home which enjoys a leafy outlook and benefits from a garage and car port. In brief the accommodation comprises; hall with two storage cupboards, south facing sitting room with Juliette balcony, open plan dining room, fully fitted kitchen, master bedroom with en-suite shower room and built in mirrored wardrobes, second double bedroom with built in wardrobe, and bathroom with shower over the bath.

Area

Trinity is one of the city's most prestigious and sought after residential areas. Bordered by the Firth of Forth to the north and the wonderful open spaces of Inverleith Park and The Royal Botanic Gardens to the south, the area is pleasantly leafy and tranquil, yet remains little more than 2 miles from Princes Street, to which there are excellent public transport services. Neighbouring Stockbridge and Comely Bank offer a delightful array of small speciality shops, as well as a large branch of Waitrose. Here, there are also a number of fine restaurants and hostelrys and sports facilities provided by the Glenogle Swim Centre and The Grange Cricket and Squash Club. There are lovely meandering paths by the Water of Leith and the city's cycle path network, which runs all the way from Balerno to Leith. The Port of Leith is approximately 1 mile away and is home to the Royal Yacht Britannia, a multi-screen cinema, the Ocean Terminal Shopping Mall and a number of award winning waterfront restaurants. There is also a David Lloyd Leisure Centre, a 24 hour Asda, restaurants and a pretty little harbour at Newhaven. The local schools have an excellent academic reputation (Wardie and Trinity Primary Schools and Trinity Academy) and in the private sector Edinburgh Academy, Fettes College, Stewart's Melville College, The Mary Erskine School and St. George's are all within close proximity. Nearby Ferry Road is a main arterial route linking the west and east sides of the city with the city by-pass, Edinburgh International Airport, the Forth Bridge and the central motorway network

Viewing

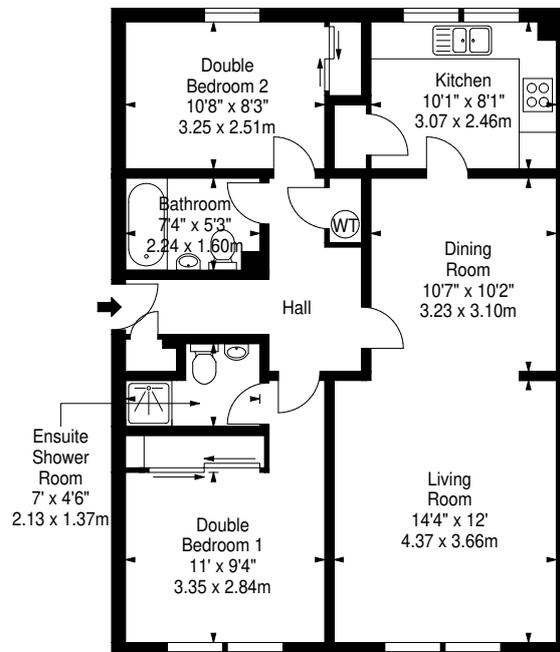
By appointment contact Lindsays on 0131 229 4040



Grandville,
Edinburgh,
Midlothian, EH6 4TH



Approx. Gross Internal Area
785 Sq Ft - 72.93 Sq M
For identification only. Not to scale.
© SquareFoot 2022



Third Floor

T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.