



FRASER
GROVE



2 BED



1 BATH



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1 FRASER GROVE

Trinity, Edinburgh, EH5 2AL

DAVIDSONS



Set within commuting distance of the city centre in Trinity, this ground-floor flat is sure to appeal to a wide range of buyers, including city professionals, first-time buyers, couples, rental investors and newlyweds. The flat comprises a spacious living room with a fireplace, a sunny kitchen with fitted units, two spacious bedrooms with built-in wardrobes and a modern shower room. Externally, the property benefits from private gardens with a drying area, a private driveway, and a sought-after central location with easy reach of excellent amenities, shops, bus links and green spaces.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

PROPERTY FEATURES

- Ground-floor flat in Trinity
- Private main entrance
- Modern interiors throughout
- Entrance hall with storage
- Spacious living room with fireplace
- Southwest-facing kitchen with rear access
- Main bedroom with wardrobes
- Versatile west-facing second bedroom
- Modern shower room
- Private gardens to the front and rear
- Drying area
- Private driveway parking
- Gas central heating and double glazing



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SOLICITORS, ESTATE AGENTS
AND NOTARIES PUBLIC

FOR MORE INFORMATION
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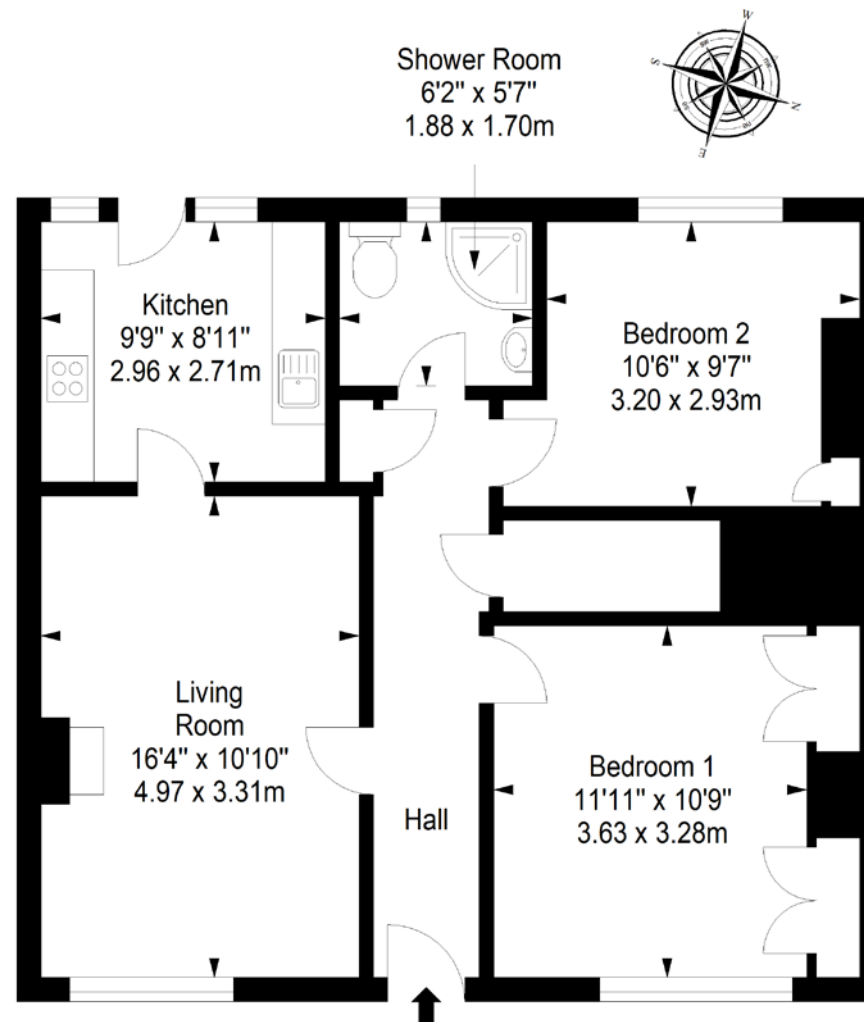
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DISCLAIMER
These particulars do not constitute any part of an offer or contract. All statements contained herein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

Ground Floor

Approx. 66.7 sq. metres (718.0 sq. feet)



Total area: approx. 66.7 sq. metres (718.0 sq. feet)