



184/1 GRANTON ROAD

Trinity | Edinburgh | EH5 1AJ



MURRAY
BEITH
MURRAY



184/1 GRANTON ROAD

TRINITY | EDINBURGH | EH51AJ

184/1 Granton Road forms part of the prestigious Moray Lodge development at the north end of Granton Road. The property is in excellent decorative order and benefits from two double bedrooms, a bright and well-proportioned sitting room, double glazing and gas central heating. The development further benefits from residents parking and well-maintained communal grounds.

Entrancehall with storage cupboard; bright, twin aspect sitting room / dining room with enclosed balcony / sunroom; fitted kitchen with wall & base units; master bedroom with built-in wardrobes; en-suite bathroom with a white three-piece suite comprising WC, wash hand basin and bath with shower over; double bedroom 2 with built-in wardrobes; shower room with white three-piece suite comprising WC, wash hand basin and shower.

Well-maintained communal grounds.

Residents parking with visitor's space. Further unrestricted parking can be found on Granton Road and the surrounding streets.

Gas Central Heating. Double Glazing. Fitted carpets.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen".

Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: property@murraybeith.co.uk

www.murraybeith.co.uk

The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only.

Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them.

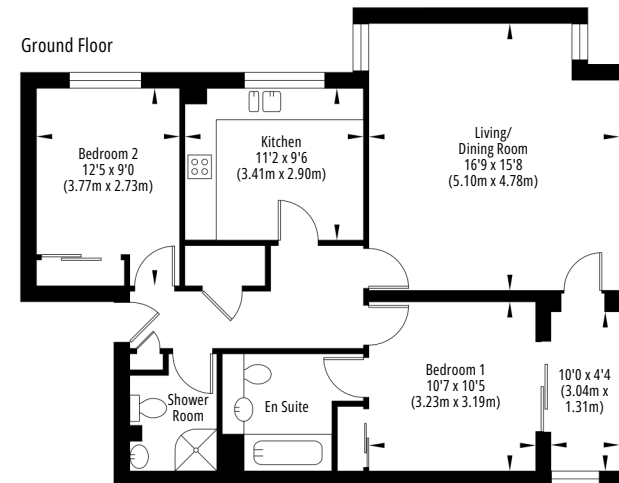
6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.



Approx. Gross Internal Floor Area 79.91 Sq M / 860 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 planography.co.uk



Location

The property lies in the popular residential area of Trinity, approx. 2 miles to the north of the city centre. Trinity is well regarded for its family friendly nature with a local park playing host to an active tennis and bowling club. Local amenities are well catered for, with further shopping available at the wide selection of supermarkets on Ferry Road, Craigleath Retail Park and Newhaven. The cosmopolitan waterfronts of Leith and Granton Harbour host a vibrant selection of restaurants, cafes and leisure facilities, including the Ocean Terminal shopping and leisure complex. Local schooling at both the primary and secondary level is well represented in both the state and private sectors. The city centre is easily accessible by way of public transport and the city bypass is close by, offering access to Edinburgh Airport and the wider motorway network of central Scotland.