



5/8 Lower Granton Road
TRINITY | EDINBURGH | EH5 3RX


warners
solicitors & estate agents



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An exciting opportunity has arisen to acquire this well-presented two-bedroom traditional tenement flat with stunning sea views, in the popular Trinity area to the North of Edinburgh's city centre. This beautiful property located in a very desirable area has been well-maintained, tastefully decorated and is offered to the market in move-in condition. The spacious dining/living room lets in plenty of natural light through the large twin windows with stunning views over the Forth and provides a great space for relaxing or entertaining friends and family. The stylish fitted kitchen is well-appointed and currently comprises a washing machine, electric hob, double oven, fan and fridge/freezer. The bedrooms in the property are both well-proportioned with the master bedroom benefitting from a walk-in wardrobe and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from a shared garden and on-street parking. Early viewing highly recommended!

- Two-bedroom top floor flat with stunning sea views
- Spacious living room with sea views and window seat
- Fully fitted kitchen
- Two well-proportioned bedrooms, one with walk in wardrobe
- Bathroom with shower over the bath
- Gas central heating
- Security entry phone system
- On-street parking
- Shared garden

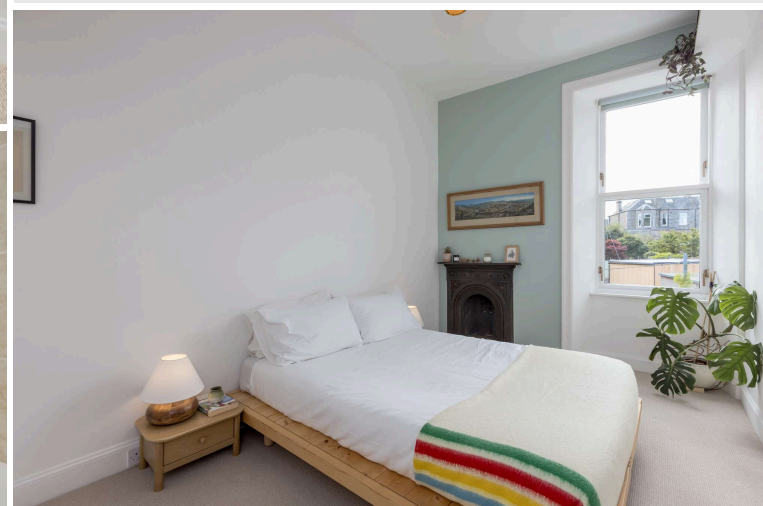
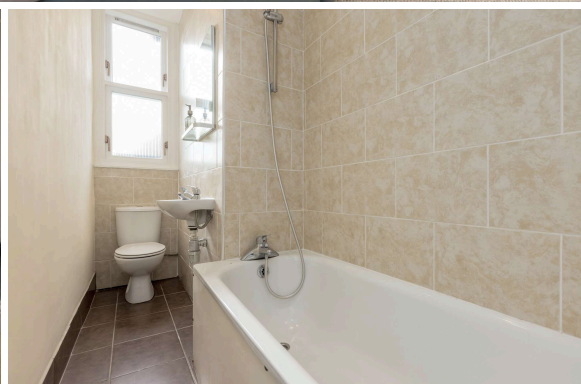
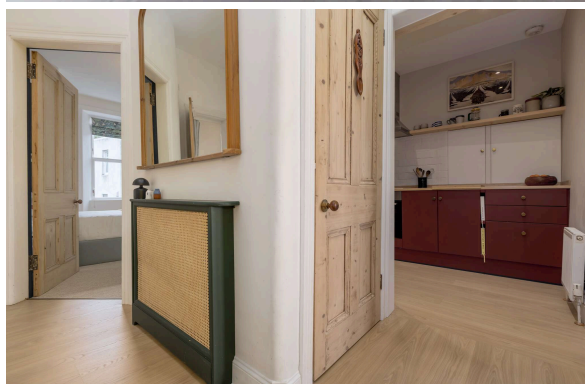
Energy rating D, Council tax band B. There is no factor associated with this property.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides a multi-screen cinema and Pure Gym whilst a 24 hour Asda supermarket is within neighbouring Newhaven. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network including a tramline connecting Leith to the city and to Edinburgh International Airport and 24-hour buses.

Extras included in this sale will be fridge/freezer, hob, oven, washing machine, blinds, and tv mount.
Other items of furniture can be available by separate negotiation.





Lower Granton Road,
Edinburgh,
Midlothian, EH5 3RX



Approx. Gross Internal Area
662 Sq Ft - 61.50 Sq M
For identification only. Not to scale.
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