



38 Granton Place,
Edinburgh, EH5 1AP



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Located in the popular Trinity area to the north of the city centre, we are delighted to offer for sale this attractive main door upper villa flat. Offering bright and well-proportioned accommodation, the flat has been recently refurbished by the current owners and has gas central heating (new boiler installed in 2022), double glazing, private rear garden and shared drying green. The accommodation includes an entrance hallway with high level window which allows natural light to illuminate the staircase leading to the hallway. The lovely lounge has window to the front, fireplace recess, shelved alcove with cupboard beneath and door to the kitchen. The kitchen has window to the rear and is fitted with a range of modern base and wall units and open shelving with the oven, induction hob, dishwasher, fridge/freezer and washing machine to remain. There are two good sized bedrooms, with one having a fitted wardrobe and the other a storage cupboard. Completing the accommodation is the modern bathroom with window to the rear fitted with a three piece white suite with shower over the bath. Externally there is an exclusive garden to the side and rear which is mainly lawn. There is also a shared drying green to the rear. The property would make a fantastic first time home and early viewing is recommended.

AreaDescription

Trinity is a sought after leafy area to the north of Edinburgh with a range of local artisan cafes and within easy walking distance of Stockbridge. The area boasts an extensive collection of sprawling green spaces for family walks and cycle trails. Regular and quick bus services connect Trinity to the city centre and the City Bypass, Queensferry Crossing and motorway network are conveniently close. There are first rate local state and public schools close by making Trinity a firm favourite amongst families.





Accommodation

Lounge:	3.9m x 4.85m (12'10" x 15'11")
Kitchen:	3.38m x 2.06m (11'1" x 6'9")
Bedroom 1:	4.11m x 3.9m (13'6" x 12'10")
Bedroom 2:	4.75m x 3.2m (15'7" x 10'6")
Bathroom:	1.7m x 2.06m (5'7" x 6'9")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

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Agent's Note

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