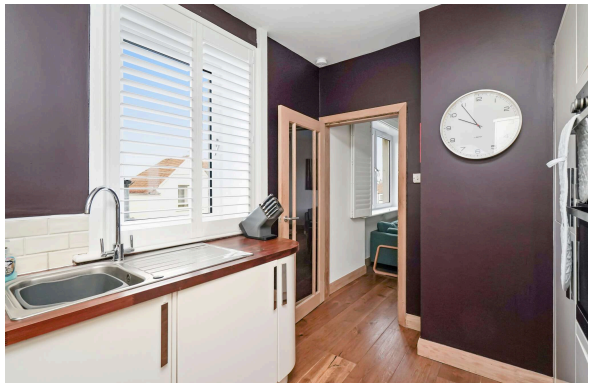

15/4 Grierson Gardens
TRINITY | EDINBURGH | EH5 2AS
warners
solicitors & estate agents







15/4 Grierson Gardens

TRINITY | EDINBURGH | EH5 2AS

Warners are delighted to present to the market this beautifully presented two bedroom first floor flat, quietly situated within the highly desirable Trinity district of Edinburgh. Boasting stylish interiors, attractive hardwood flooring throughout and access to a rear garden with communal drying green, this charming property offers an excellent opportunity for first-time buyers, young professionals and buy-to-let investors alike.

The accommodation is presented in immaculate order throughout and comprises a welcoming entrance hallway providing access to the principal apartments. The bright and generously proportioned living room offers an inviting space for both relaxing and entertaining, with ample room for a variety of furniture arrangements. The separate kitchen is well proportioned and provides a practical space for everyday cooking and dining.

There are two comfortable bedrooms, both offering excellent flexibility for a range of buyers. The particularly spacious principal bedroom benefits from built-in wardrobe storage, while the second bedroom would make an ideal guest room, nursery or home office. A bathroom completes the accommodation.

Further benefits include attractive hardwood flooring throughout, excellent storage provision, access to a rear garden incorporating a communal drying green, and on-street parking.

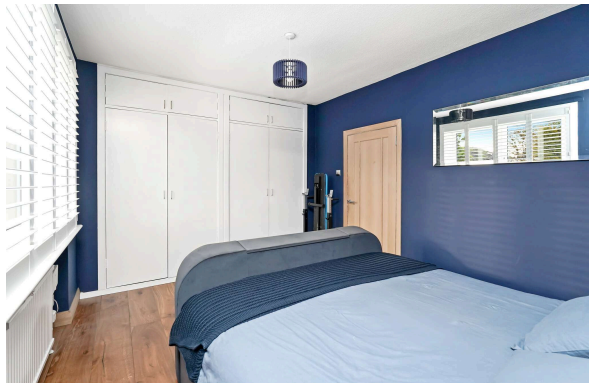
- Immaculately presented two bedroom first floor flat
- Sought-after Trinity location
- Bright and spacious living room
- Attractive hardwood flooring throughout
- Two well-proportioned bedrooms with storage
- Rear garden with communal drying green
- Premium oak wood flooring and wooden shutters throughout.

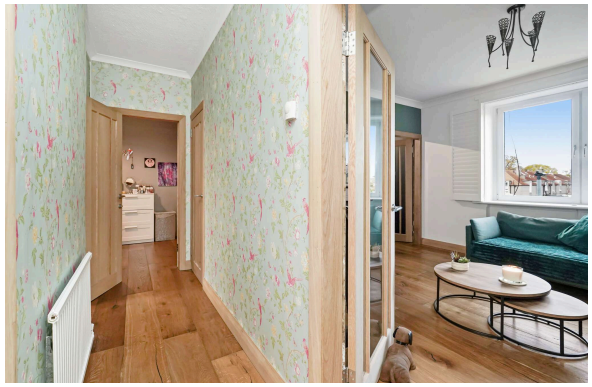
Energy rating C, Council Tax Band D

All fixtures, fittings and integrated appliances are included in the sale.

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







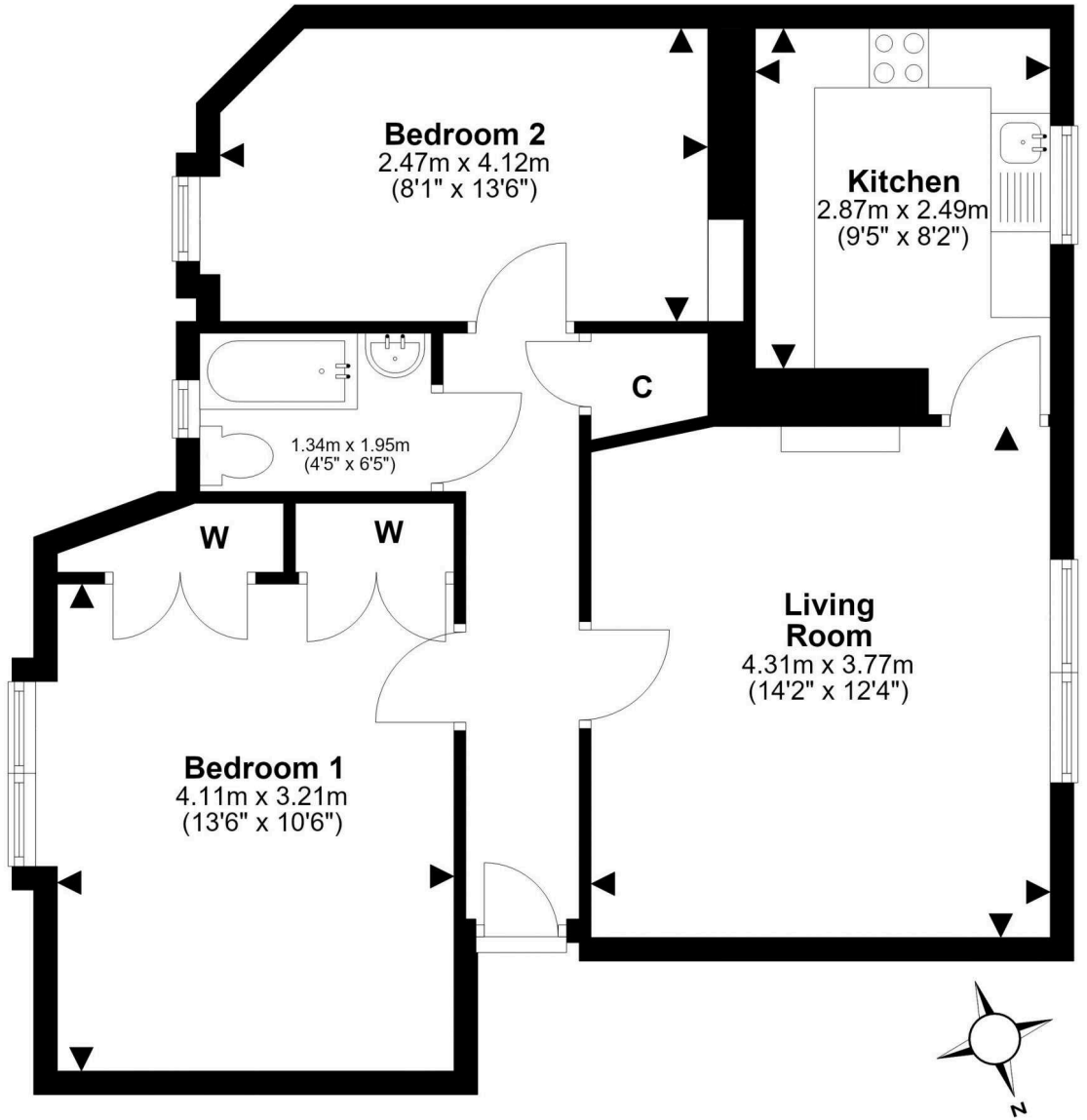
The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers 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. For the commuter there is an efficient public transport network including 24 hour buses and a tramline connecting nearby Newhaven to the city and to Edinburgh International Airport.











This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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