



11/1 Lower Granton Road

Trinity, Edinburgh, EH5 3RU

We sell homes, not just houses





Boasting an enviable waterfront position in desirable Trinity, this traditional ground-floor flat offers two double bedrooms, a spacious reception room, a kitchen, a study/box room, and two bathrooms, plus access to a shared garden and unrestricted on-street parking. The flat offers an ideal opportunity for modernisation and upgrades, giving the new owner a blank canvas to put their own stamp on.

A secure shared entrance leads to the flat's front door, where you are welcomed inside by a hallway with built-in storage. To the right of the hall lies a well-proportioned reception room, where plenty of space is provided for configurations of furniture catering for both relaxation and dining, and twin front-facing windows frame views of the adjacent Firth of Forth. The kitchen is at the opposite end of the hall and is currently fitted with a selection of wall and base cabinets, spacious worktops, and splashback tiling, with space provided for freestanding appliances.



Features

- Ground-floor flat in desirable Trinity
- Opportunity for modernisation
- Envious waterfront setting
- Entrance hall with built-in storage
- Good-sized living/dining room
- Bright kitchen
- Two airy double bedrooms (one with storage)
- Handy study/box room
- One en-suite shower room
- Separate three-piece bathroom
- Access to a shared garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C





“Ground-floor flat in desirable Trinity, two airy double bedrooms (one with storage) and a handy study/box room”







The flat's two double bedrooms are spacious and airy, offering plenty of space for freestanding furniture, with one boasting built-in storage and an en-suite shower room with a shower cubicle and a basin. A useful study/box room offers versatility for use, ideal for those requiring a quiet space to work or study from home, or alternatively it could be used as excellent storage space. Finally, a bathroom completes the accommodation on offer and comprises a bathtub and a WC-suite. The home is kept warm by a gas central heating system and the windows are all double-glazed.

Externally, the flat benefits from access to a shared garden, whilst parking on Lower Granton Road is conveniently unrestricted.

Extras: The property shall be sold as seen.

Trinity, Edinburgh

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craighleith Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city, with the Airlink offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.

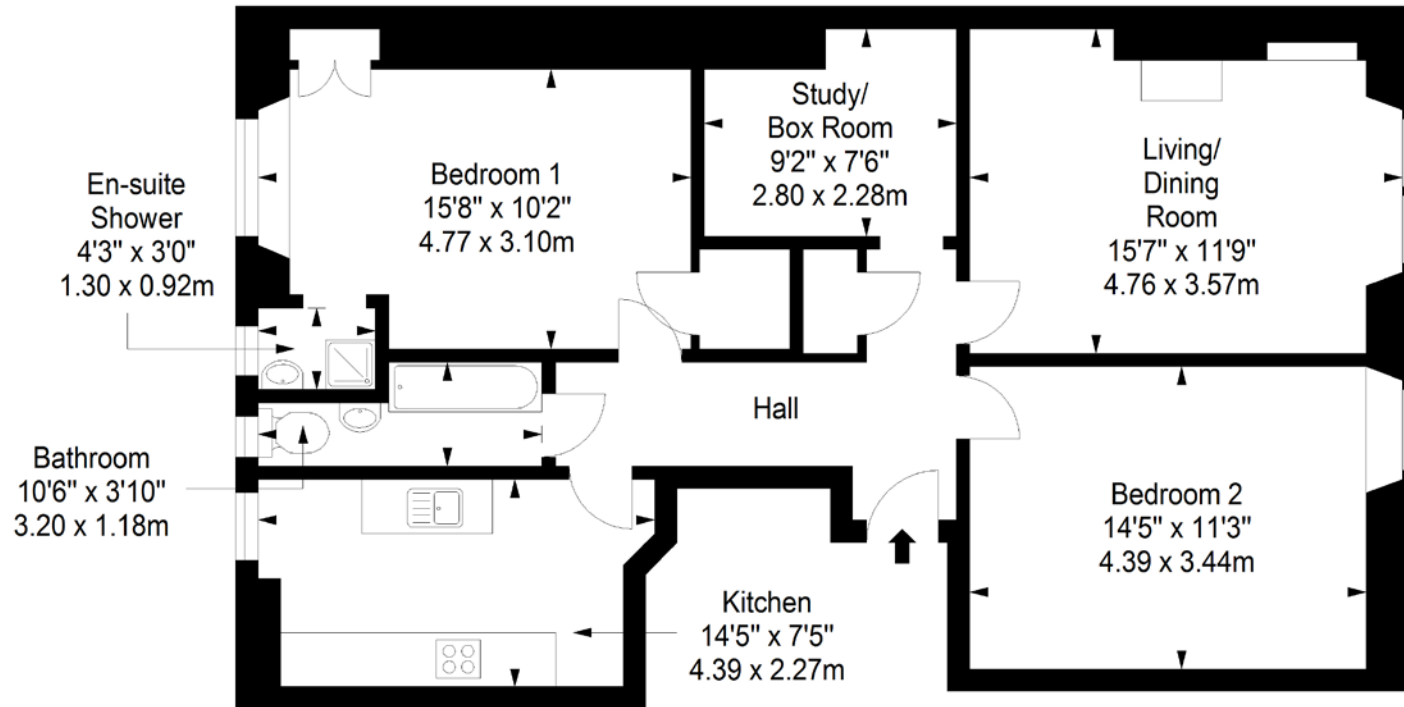
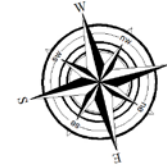




Floorplan

Ground Floor

Approx. 82.1 sq. metres (883.7 sq. feet)



Total area: approx. 82.1 sq. metres (883.7 sq. feet)

20-22 Torphichen Street, Edinburgh, EH3 8JB
0131 337 7771
www.clancys-solicitors.co.uk

rightmove OnTheMarket.com êspc Zoopla



DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan 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.