



11/4, GRANTON ROAD

TRINITY, EDINBURGH, EH5 3QJ



1 PUBLIC



2 BED



1 BATH

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11/4 GRANTON ROAD

This spacious, two-bedroom, first-floor flat has a sought-after position in the capital, set in Trinity close to a wide range of amenities and regular transport links. The home is well-presented throughout, and it boasts a modern kitchen and an airy living/dining room with a handsome fireplace. It also offers versatility with the second bedroom alternatively being used as an office – an ideal setup for city professionals and couples.

Features

- Attractive first-floor flat
- Part of a traditional tenement
- Situated in sought-after Trinity
- Modern décor and 4-panel wooden doors
- Central hall with three cupboards
- Living/dining room with bay window
- Modern fitted kitchen
- Two double bedrooms
- Three-piece bathroom
- Well-kept communal garden
- Unrestricted on-street parking
- Gas central heating and double glazing



EPC Rating - C

Home Report Value - £280,000

For up to date price & viewing information contact VMH Property or visit us online.

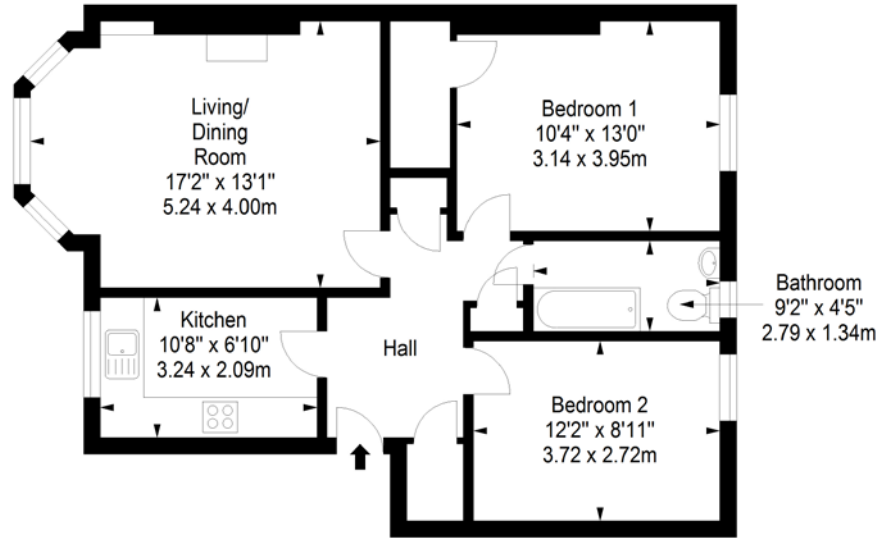


Extras: all fitted floor coverings, window blind, and an electric cooker to be included in the sale.



First Floor

Approx. 66.5 sq. metres (715.8 sq. feet)



Total area: approx. 66.5 sq. metres (715.8 sq. feet)



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CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.