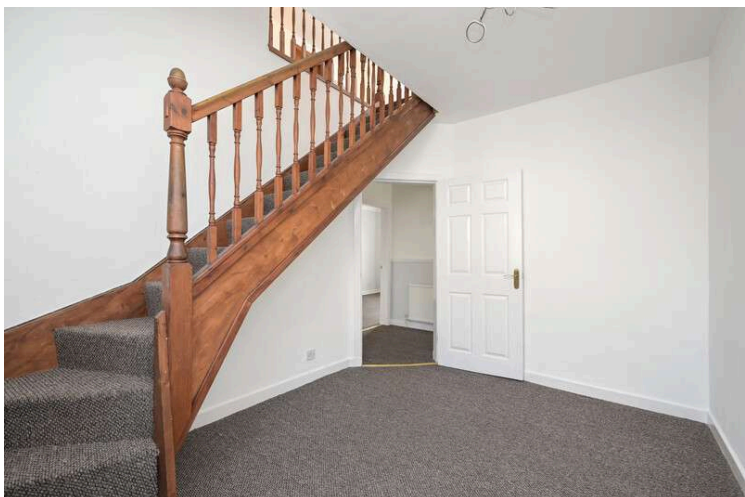






Rarely available to the market McDougall McQueen present this fabulous two bedroom, two public room main door double upper which offers bright and spacious accommodation arranged over two floors. The property is conveniently placed to enjoy lots of local amenities and transport links within the sought-after residential area of Trinity close to the highly regarded Wardie Primary School and Trinity Academy. The property is presented to the market in good order throughout we would recommend an early viewing.

- Main door entrance, staircase to reception hallway.
- Bright and spacious front facing living room.
- Dining room with a useful storage cupboard.
- Fully fitted kitchen equipped with a range of wall and base units along with integrated oven and hob, free standing white goods to be included.
- Double bedroom rear facing with ample floor space for free standing furniture.
- Large double bedroom on the upper level with walk in storage.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating
- Double glazing.
- Shared gardens to the rear with a patio area and garden shed.



Location

Grierson Crescent is set within the Trinity/Granton area, boasting a good selection of local amenities. There is a post office and co-op just moments away on Granton Road and a pleasant walk along the shoreline is Newhaven Harbour, with an array of restaurants, eateries and a gym. Ocean Terminal Shopping Centre with a cinema, shopping and leisure facilities is also nearby and just to the west is Ainslie Park Leisure Centre with Pool and Sports facilities. For families, the property is near to Wardie Primary School and Trinity Academy. The area is well serviced by a range of bus routes and for the keen walker/ cyclist, the North Edinburgh Cycle Network runs close to the property providing traffic-free routes to a number of parks and green spaces and into town. Ferry Road offers quick motoring access out of the city and links to the M8, Edinburgh International Airport and the Queensferry Crossing.

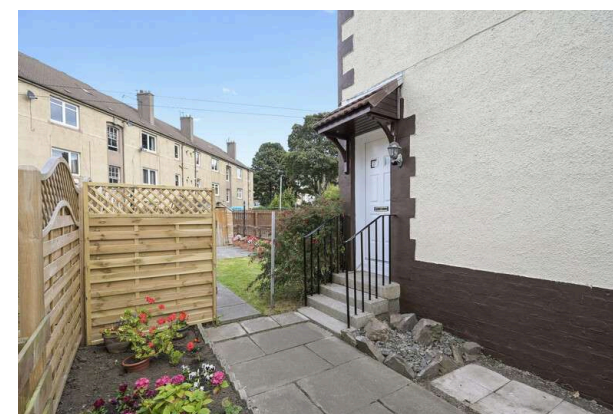
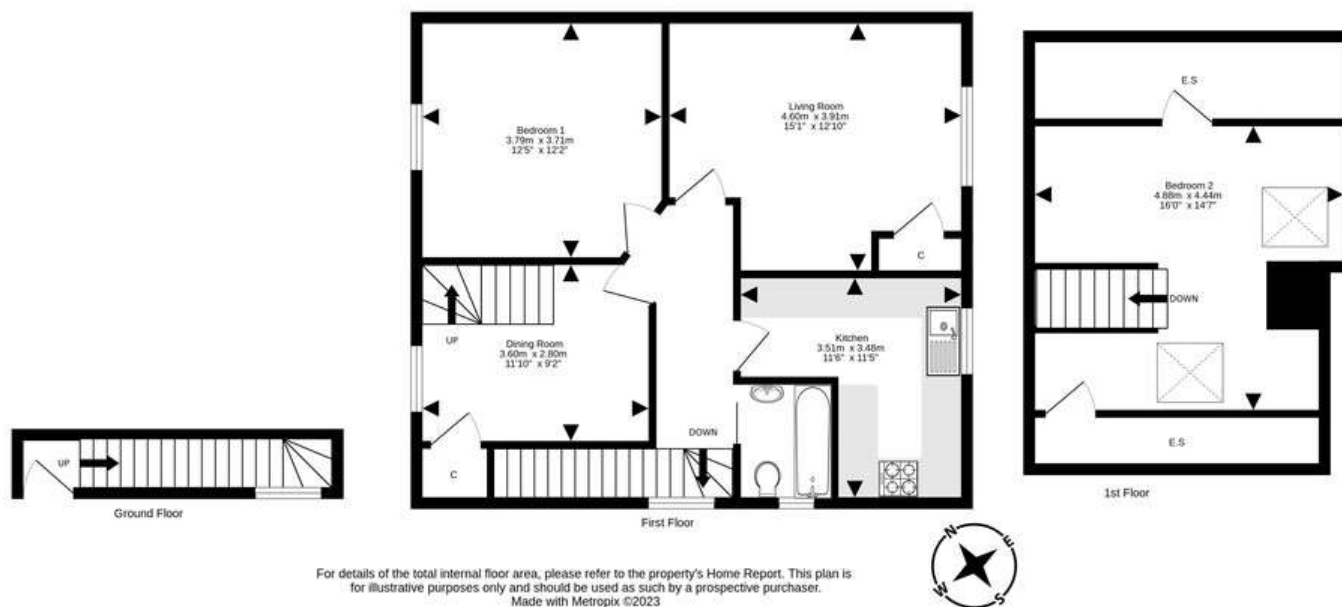
Extras

Included in the sale are the integrated kitchen appliances, white goods, window coverings and all fixtures & fittings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



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E: property@mcdougallmcqueen.co.uk
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

