



35/6 Grierson Crescent
Edinburgh, EH5 2AY



"35/6 Grierson Crescent is a 2-bedroom top floor flat, situated within a quiet cul-de-sac locale"

- ENTRANCE STAIR
- HALL
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Situated approximately 2 miles North-West of the City Centre, Trinity is one of the most prestigious and sought-after residential areas in Edinburgh. Supermarket shopping is well catered for in the area: Morrisons on Ferry Road; Waitrose at Comely Bank; Sainsbury's, M&S Food Hall, and Boots at Craighleith Retail Park; and Asda at Newhaven. Ocean Terminal retail and leisure complex is a short drive away and offers high street shops, a multiplex cinema, restaurants and cafes. Located nearby is Lomond Park which includes bowling and tennis clubs. As well as this, Victoria Park, The Royal Botanic Gardens, Inverleith Park, and Water of Leith Walkway and Cycle Path are all in the vicinity. The cosmopolitan waterfront at Leith, and Granton Harbour, are also within an easy drive. Schooling is well catered for with well-regarded primary and secondary schools available within close proximity such as Trinity Primary and Trinity Academy. As well as regular bus service into the city centre and surrounding areas, easy access to the nearby A902 Ferry Road provides links to the City Bypass, Edinburgh International Airport, Forth Road Bridge and major motorway networks.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



DESCRIPTION

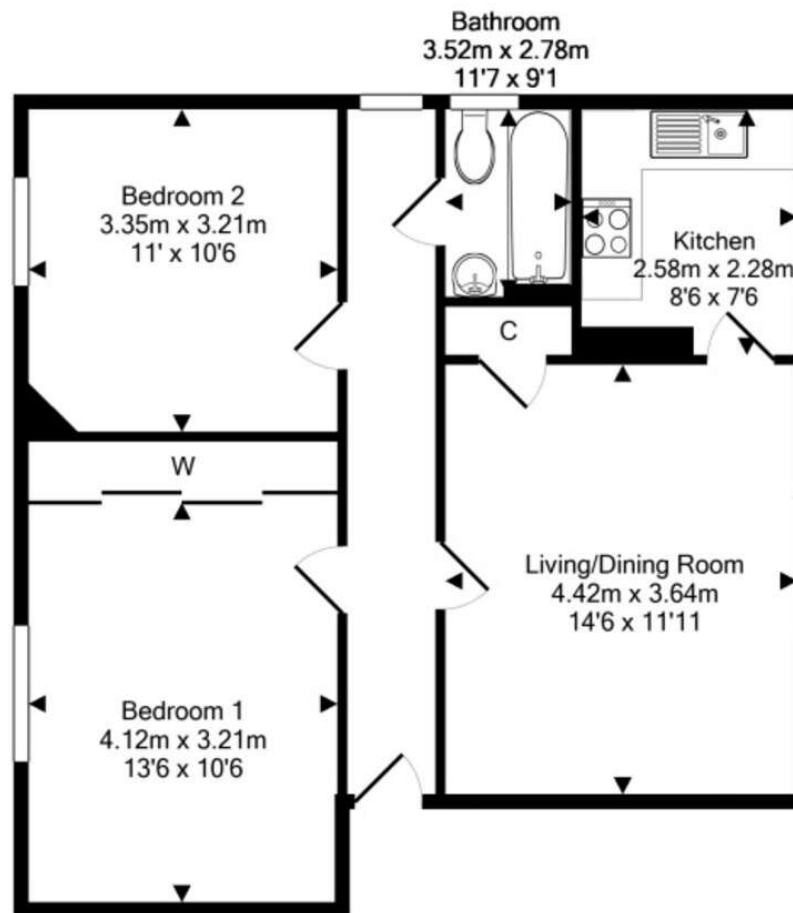
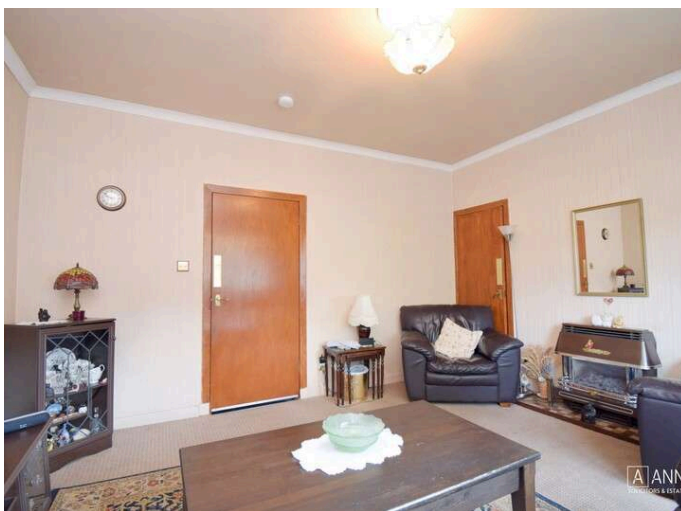
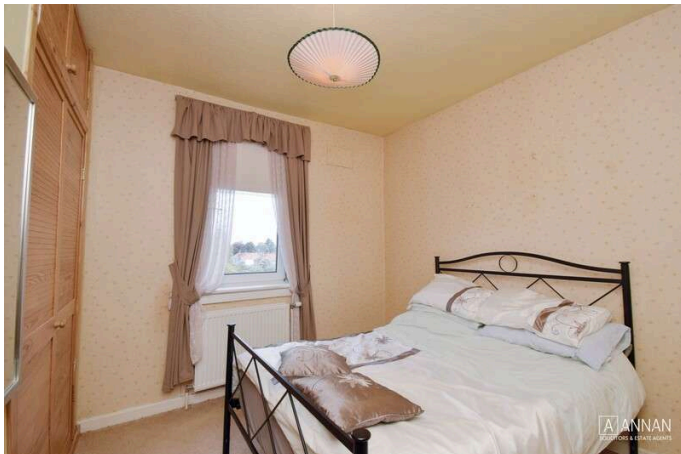
Grierson Crescent is a 2-bedroom top floor flat, situated within a quiet cul-de-sac locale in the district of Trinity, 2 miles north of the city centre. Although requiring upgrading throughout, early viewing is highly recommended of this quietly situated, well-proportioned flat.

The accommodation comprises: welcoming hallway; bright and spacious living/dining room; kitchen with ample floor and wall mounted storage cupboards; generous, rear facing double bedroom 1 with fitted storage cupboard; rear facing double bedroom 2 and a family bathroom with shower over bath. Further benefits include: private garden; access to a communal drying green; double glazing; gas central heating and on street parking.

EPC RATING

The energy efficiency rating for this property is band D

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