

COULTERS<sup>©</sup>

135/3 GRANTON ROAD

TRINITY, EDINBURGH, EH5 3NJ

2 BED 1 BATH 1 PUBLIC





## TAKE A LOOK INSIDE

This well-proportioned first floor two-bedroom flat located in the sought after location of Trinity offers bright and spacious accommodation with charming period cornicing. The property comprises: a welcoming hallway, fabulous open plan lounge/kitchen with a beautiful gas fire, bay window dining space, plenty of kitchen cupboard space. This kitchen also contains an integrated oven, 4 ring gas hob and dishwasher.

The two double bedrooms are generous in size with great views overlooking Wardie Recreation Ground. The master bedroom benefits from an at home office area with fitted desk.

## KEY FEATURES



Well-proportioned first floor flat.



Well maintained shared rear garden.



Within a short walk of Inverleith Park.



Two generous double bedrooms.



Unrestricted onstreet parking.



Gas central heating and double glazing throughout.





The main bathroom has a white three-piece suite with bath and overhead shower.

The property further benefits from being fully rewired in 2022, gas central heating, excellent storage throughout, a well-maintained communal garden to the rear and unrestricted street parking.



## THE LOCAL AREA

The area is close to some of the City's finest open spaces from Newhaven's picturesque harbour and lighthouse to scenic Starbank Park, and Lomond Park with its popular Lawn Tennis Club and Bowling Club. Wardie Bay beach is close by which is popular with wild swimmers. David Lloyd Health Club at Newhaven with its state-of-the-art gym, indoor and outdoor swimming pools, tennis courts, and spa is near by.

Ocean Terminal houses a multi-plex VUE Cinema, PUREGym, and many well-known restaurants and stores. Fashionable drinking spots and eateries with spectacular views are within walking distance at Newhaven Harbour. Regular bus services provide a quick route to the City Centre.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

## GET IN TOUCH



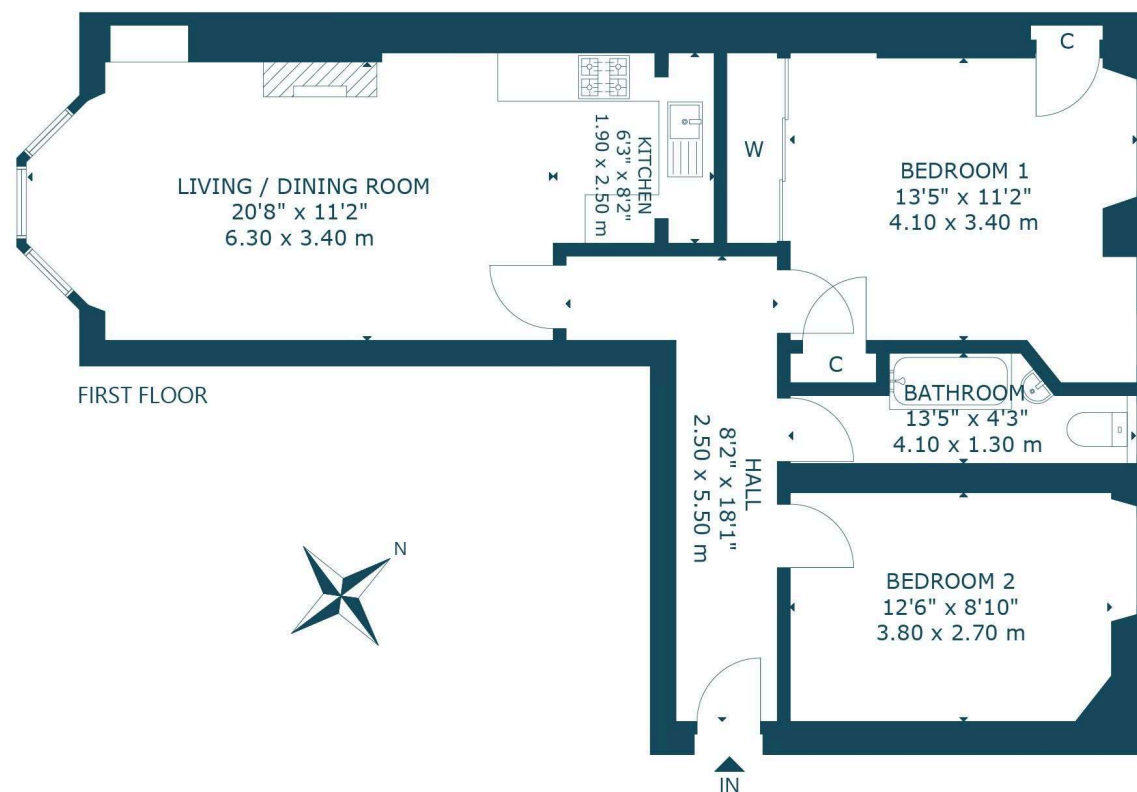
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 775 SQ FT / 72 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.