

COULTERS[©]

84 GRANTON ROAD

TRINITY, EDINBURGH, EH5 3RD

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Located in the desirable area of Trinity this three bedroom double-upper flat offers bright and extremely spacious accommodation. Entering the property via private main door on the ground floor, stairs take you directly to the first floor of the building which comprises of a welcoming hallway, a large living dining room with fireplace leading to the kitchen with integrated appliances and pantry.

KEY FEATURES



Spacious double upper flat.



Three bedrooms.



Private front and rear gardens.



Unrestricted on street parking.



Within a short walk of Inverleith Park.



Excellent local amenities nearby.





A double bedroom, bathroom with bath and overhead shower and bright living room with bay window and further fireplace completes the first floor. Stairs from the living room lead you to the second-floor accommodation where 1 double bedroom, a versatile third bedroom or study and a WC is situated.

Externally the property has private front and rear gardens and unrestricted on street parking. The property further benefits from double glazing, gas central heating and fantastic storage including a shed in the private rear garden.





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. 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.

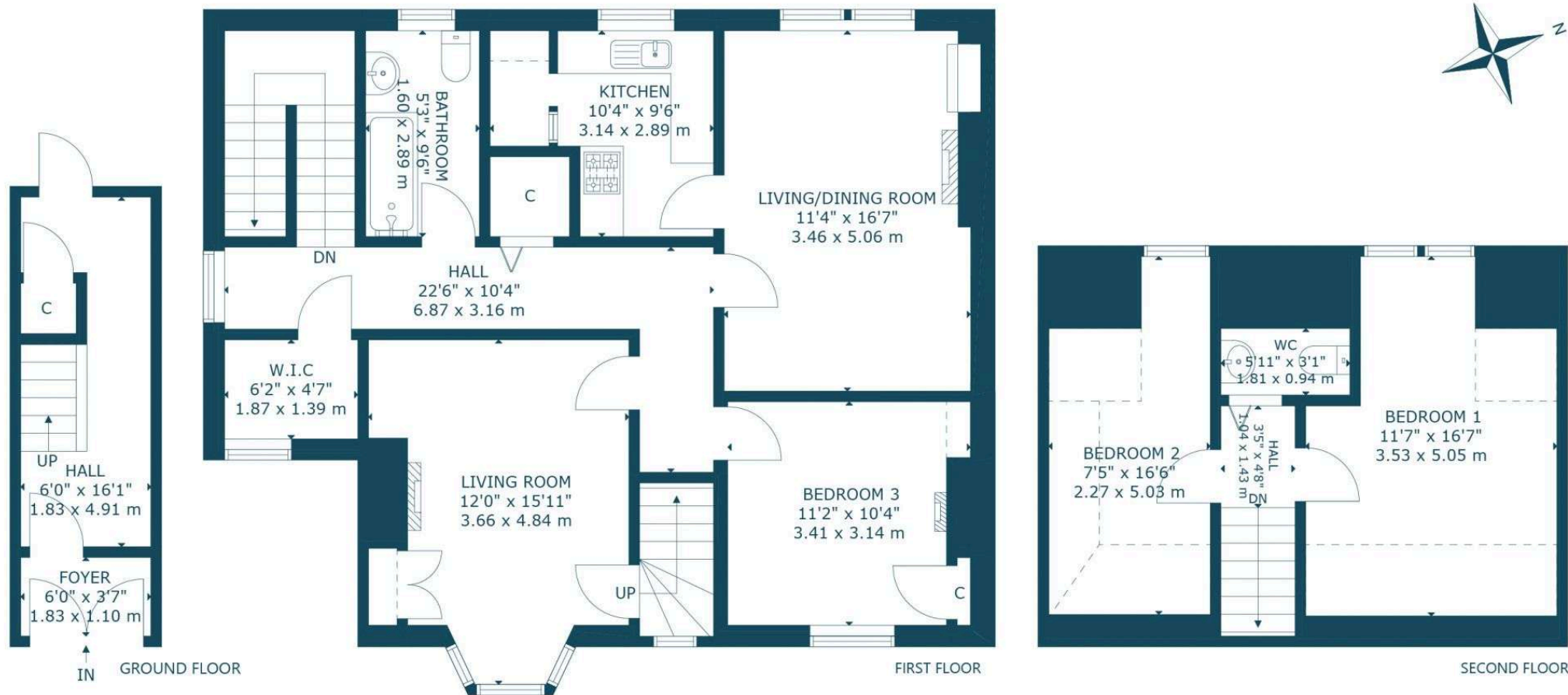
Regular bus services provide a quick route to the City Centre and this journey will be enhanced with the tram extension when it is completed this year.

EXTRAS

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







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,434 SQ FT / 133 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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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.