

**13/2 Granton Road
Edinburgh EH5 3QJ**

Offers Over £315,000

- Bay window living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included in sale
- Two double bedrooms with master featuring walk in wardrobe
- Shower room fitted with two-piece suite and electric walk in shower
- Gas central heating and double glazing
- Private garden to front and rear
- On-street parking



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2



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EPC D



Flat

Blair Cadell are delighted to offer to market this beautifully presented ground floor flat in the sought after area of Trinity. With two double bedrooms and private garden area to both front and rear, the property would suit a range of potential purchasers and must be viewed.

The accommodation comprises of a large bay window living/dining room which is ideal for hosting friends and family and features engineered wood flooring. A stylish kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, microwave and white goods which are included in the sale. There are two generous double bedrooms with the master featuring a walk in wardrobe. A shower room fitted with a two-piece suite and electric walk in shower. The property benefits from gas central heating and double glazing throughout. A beautiful private garden to the rear of the property laid to lawn and featuring mature flower beds and a private garden area to the front of the property as well as access to a communal garden. On-street parking is also available.

Trinity lies to the north of the city centre which can be easily accessed via several frequent bus services that run close by and is in easy walking distance of the new tram terminus at Newhaven, which runs to the city centre and airport. The property is close to the Botanic, Inverleith Park, which offers sporting and leisure facilities for all ages, and the Edinburgh Cycle network for cycle enthusiasts. Within easy walking distance of historic Newhaven Pier and several gourmet fish restaurants, it is perfectly located for lovely sea walks as well as walks to Victoria and Starbank Parks nearby. Local facilities include a 24hr ASDA at Newhaven, a Co-op, Post Office, a Sainsbury's Local, chemists and GP surgeries. The Vue cinema complex at Ocean Terminal and the Omni Complex on Leith Walk are both easily accessible by bus. The area is served by excellent primary and secondary schools which are within walking distance.

Viewing by appointment on 0131 337 1800

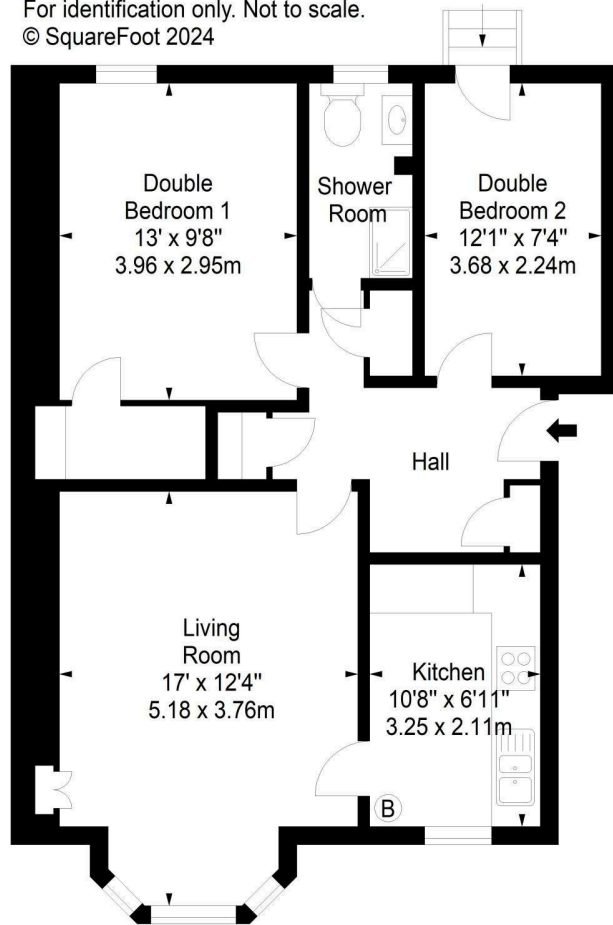
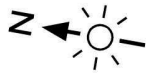




Granton Road,
Edinburgh,
Midlothian, EH5 3QJ



Approx. Gross Internal Area
658 Sq Ft - 61.13 Sq M
For identification only. Not to scale.
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Ground Floor



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