



CLANCYS

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153 (PF1) Granton Road,

Edinburgh, EH5 3NL



Description

An excellent opportunity has arisen to acquire this lovely 1-bedroom ground floor flat, forming part of a handsome traditional tenement within the high amenity district of Trinity. Nearby superb local amenities and transport links, this property will undoubtedly appeal to a variety of purchasers including first-time buyers, professionals and investors. The property is presented to the market in good order throughout and has been painted in neutral, earthy tones. The accommodation briefly comprises a welcoming entrance hall, a light and spacious living room, versatile box room that could be used as a dining room, dressing room or home office depending on the buyer's requirements, a light and airy double bedroom and a contemporary bathroom with white three-piece suite with glass screen and mains operated shower over the bath. The property further benefits from gas central heating, double glazing, good storage facilities and access to a communal garden. This property will appeal to a variety of buyers and viewing is highly recommended.

Location

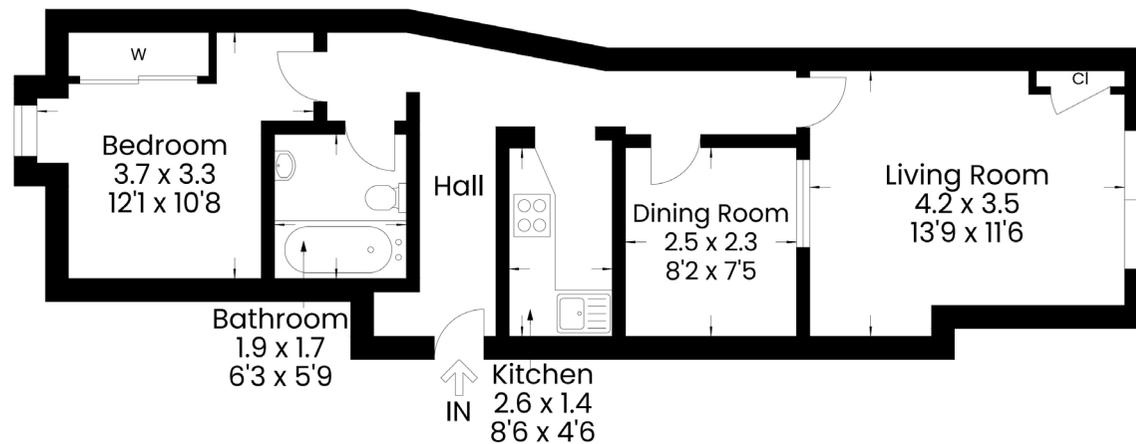
The popular and established district of Trinity lies approximately three miles north of the city centre and boasts charming streets and fantastic nearby green spaces including Inverleith Park, Victoria Park and the magnificent Royal Botanical Gardens. Excellent local shops and services provide for day to day needs with a choice of supermarkets available within a short drive. Further amenities can be found in neighbouring Newhaven, which has a great selection of brunch spots, pubs, restaurants and a large 24 hour Asda. Ocean Terminal also provides extensive retail facilities as well as a multiscreen cinema complex and gym. Highly regarded schooling is available from nursery to secondary level and excellent local bus services provide swift access to the city centre and surrounding areas.

Features

- Entrance hall
- Living room
- Versatile box room
- Kitchen
- 1 Bedroom
- 1 Bathroom
- Gas central heating
- Double glazing
- Communal garden
- EPC rating - C
- Council Tax Band - B
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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