



TRINITY
17 GRANTON ROAD, EDINBURGH, EH5 3QJ
OFFERS AROUND £235,000

Solicitors & Estate Agents

2 Randolph Place, Edinburgh EH3 7TQ
Tel: 0131 225 5985 Fax: 0131 225 2470, DX ED 34 LP BOX 115
email: mail@macraeflett.com

■ MACRAE
■ FLETT &
■ RENNIE

TRINITY, 17 GRANTON ROAD, EDINBURGH, EH5 3QJ



SITTINGROOM



KITCHEN

- SUPERB MAINDOOR FLAT
- SOUGHT AFTER LOCATION
- PRIVATE GARDENS TO FRONT & REAR
- EXCELLENT ORDER THROUGHOUT
- SITTINGROOM WITH BAY WINDOW
- KITCHEN/DININGROOM/FRENCH DOORS TO GARDEN
- 2 DOUBLE BEDROOMS
- BATHROOM
- EXCELLENT STORAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SECURITY SYSTEM
- EARLY VIEWING RECOMMENDED

This superb maindoor flat is part of a traditional tenement situated in a sought after residential area. The property offers spacious accommodation in excellent order throughout with many attractive features throughout including; a living flame feature fireplace in the sittingroom and original stained glass doors to the kitchen and bathroom. There are good sized low maintenance private gardens to the front and rear.

Trinity is situated to the north of Edinburgh's City Centre and is well served by public transport which offers easy access to both the City Centre and Leith. Shopping facilities can be found locally within Trinity, also Ocean Terminal Shopping Centre is just a short drive away. Many recreational facilities can be found close by with Leith offering access to many well known restaurants and bars as well as the Royal Botanic Gardens at Inverleith which is only a short distance away. For keen fitness enthusiasts the David Lloyd Gym at Newhaven Harbour is a short drive away. Inverleith Park is close to the property and Victoria Park just off Craighall Road gives access to the North Edinburgh Cycle Network.

Vestibule

Sanded floor with access hatch to basement storage. Original glazed door to hall. Coat hooks.

Reception Hall

Welcoming hallway. Sanded floor. 2 deep walk-in cupboards and shelved press. 2 radiators.

Sittingroom 17'1 x 15'7 (5.21m x 4.75m)

Lovely bright room with bay window to the front. Living flame gas fire with decorative tiled surround, slate hearth and pine mantelpiece over. Sanded floor. Radiator. Venetian blinds.

Kitchen/Diningroom 21'5 x 12'8 (6.53m x 3.86m)

Spacious room with window to the rear and French doors leading to the rear garden. Fitted with light wood effect wall and base units with stainless steel handles. Complementary worktops and splashback tiling. Stainless steel sink with single drainer. Stainless steel gas hob, electric double oven and stainless steel canopy cooker hood over. Integrated appliances. Cupboard housing the combi boiler. Radiator. Part sanded floor to dining area and laminate flooring to kitchen area. Spotlights. Original stained glass door.

Bedroom 1 13'4 x 10'6 (4.06m x 3.21m)

Attractive bedroom with window to the front. Fitted carpet. Radiator. Shelved press. Roman blind. The free standing wardrobe is available separately.

Bedroom 2 12'9 x 7'8 (3.88m x 2.34m)

Good sized second double bedroom with window to the front. Fitted carpet. Venetian blinds. Radiator.

Bathroom 13'5 x 4'6 (4.10m x 1.36m)

Window to the rear with frosted glass. White suite comprising corner bath with electric instant shower over,

wash hand basin, W.C and bidet. Splashback tiling. Ceramic tiled floor. Heated towel rail. Extractor fan. Original stained glass door.

Outside

There are well maintained private gardens to the front and rear.

Extras

The fitted carpets and floor coverings are included in the sale along with the white goods in the kitchen.

Council Tax

Band D. Verification of Council Tax banding can be obtained from City of Edinburgh Council or The Scottish Assessors website www.ssa.gov.uk.

Viewing

Please refer to the ESPC or selling agents website for details of open viewing times (www.espc.com or www.macraeflett.com) or contact the selling agents direct on 0131 225 5985 or sara@macraeflett.com.



DININGROOM



MASTER BEDROOM



BEDROOM 2



HALL

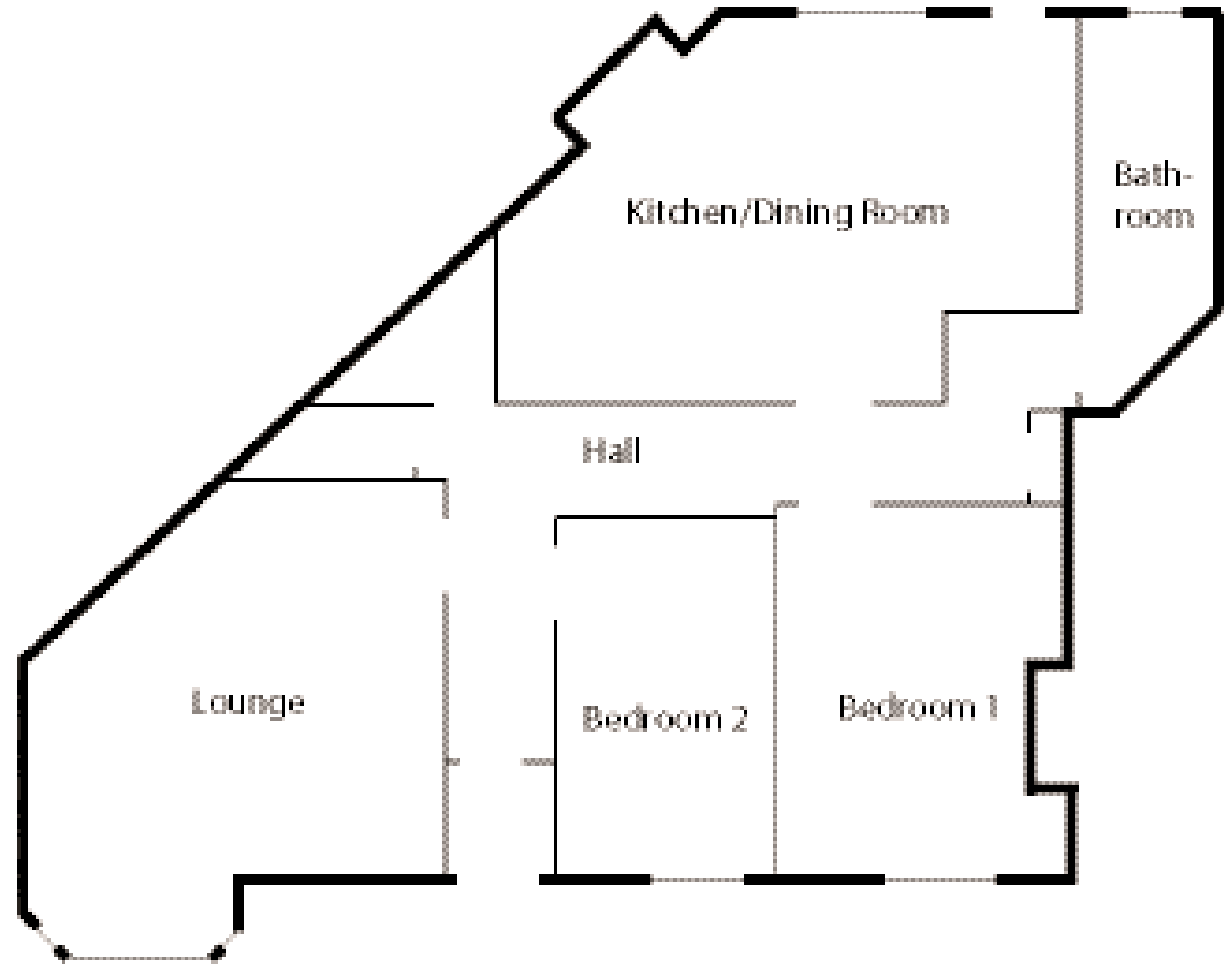


BATHROOM



REAR GARDEN

Ground Floor



Thinking of selling? Presentation is all. Move up to a better presentation.

Contact David @macraefflett.com or 0131 225 5985

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