



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**186/4 Moray Lodge**

GRANTON ROAD, TRINITY, EDINBURGH, EH5 1AJ

# TRINITY

EDINBURGH, EH5 3NU

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There are parts of the city which, because of their location and character, stand head and shoulders above all else. Morningside might be one, Comely Bank could be another but Trinity, without a doubt, certainly is.

The district is purely residential and is situated just north of the New Town connected to it by Inverleith Row. It comprises a wide variety of substantial property styles ranging from very large detached stone-built villas to spacious flatted properties, all completed before the turn of the century.

Situated between Granton and Newhaven harbours there is local shopping available at the 24-hour Asda store and Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs.

A few moments away, Leith waterfront provides a host of cafés, galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Several open-air recreational facilities are within easy reach of the area.

The Royal Botanic Gardens, many public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk.



# 186/4 MORAY LODGE

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McEwan Fraser Legal is delighted to present this spacious three-bedroom apartment to the market. The property enjoys a quiet second-floor position in Moray Lodge, an established modern development towards the north end of Granton Road in Trinity which is within reasonable walking distance of the waterfront by Granton Harbour. The property is presented in excellent internal order and alongside en suite master bedroom and two further double bedrooms, it also benefits from a large dual aspect lounge/dining room with sunroom, stylish modern kitchen, shower room, gas central heating, double glazing, allocated parking and mature communal grounds.

Internal accommodation is focused on the superb lounge. Finished in warm neutral colours and with ample natural light, the lounge boasts extensive floor space and can happily accommodate a large suite and a formal dining table. The space on offer gives plenty of flexibility for and incoming purchaser to adapt the room to their own individual taste and requirements. The lounge also benefits from an enclosed balcony/sunroom. The adjacent kitchen includes a generous range of base and wall mounted units which offer plenty of prep and storage space for the aspiring chef. Hob and oven are integrated while space is provided for further appliances including a dishwasher. The rear-facing master bedroom is particularly generous with plenty of space for a range of free-standing furniture, two large integrated wardrobes and an en suite shower room. The second and third bedrooms are also well proportioned doubles that include integrated wardrobes. The accommodation is completed by a further shower room.

This a genuinely spacious property with over 1000 Sq ft of accommodation and internal viewing is highly recommended.



**DINING AREA**



KITCHEN





**MASTER BEDROOM & EN-SUITE**





**SHOWER ROOM**



# SPECIFICATIONS & DETAILS

## FLOOR PLAN, DIMENSIONS & MAP

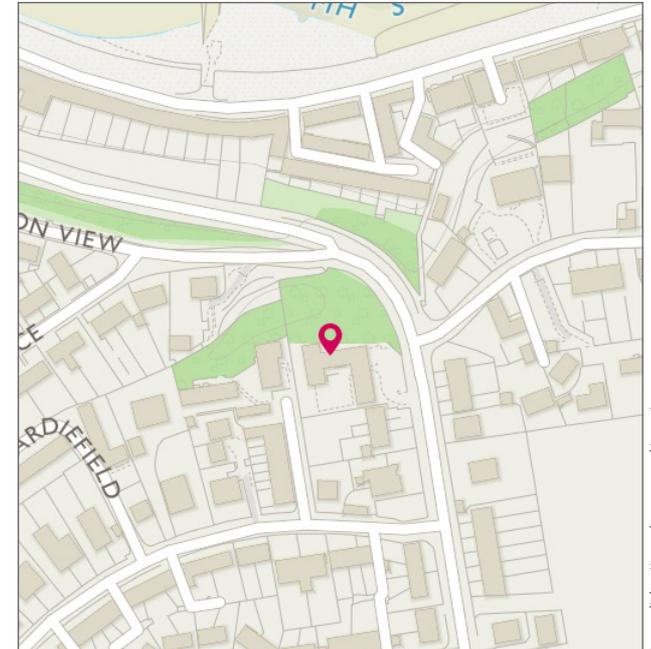


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.50m (24'7") x 3.91m (12'10")
Balcony/Sunroom	3.25m (10'8") x 1.59m (5'3")
Kitchen	3.22m (10'7") x 3.10m (10'2")
Master Bedroom	3.58m (11'9") x 2.92m (9'7")
En-suite	2.66m (8'9") x 1.59m (5'3")
Bedroom 2	3.50m (11'6") x 2.88m (9'5")
Bedroom 3	3.50m (11'6") x 2.78m (9'1")
Shower Room	1.89m (6'2") x 1.87m (6'2")

Gross internal floor area (m<sup>2</sup>): 99m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Standard fixtures, fittings and integrated appliances.





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