

# 132 Granton Road

TRINITY, EDINBURGH, EH5 3RF



*SPACIOUS THREE/FOUR BEDROOM DOUBLE  
UPPER WITH DRIVEWAY AND PRIVATE GARDEN*



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McEwan Fraser Legal is delighted to present this spacious three/four bedroom double upper property in Edinburgh's popular area of Trinity within the Wardie Primary catchment area. There are views to Edinburgh castle from the property.

Inside, the property comprises of a large sitting room filled with natural light and offering various possibilities for furniture arrangements. On the main floor there is a lounge that could be a fourth bedroom if desired.





The fully equipped kitchen/ diner accessed off the main hallway. Fitted with hob, fan oven and white goods.



There are three double bedrooms of which master bedroom on the upper level with integrated wardrobes and bedroom three is on the upper level also with bedroom accessed from the main hallway.

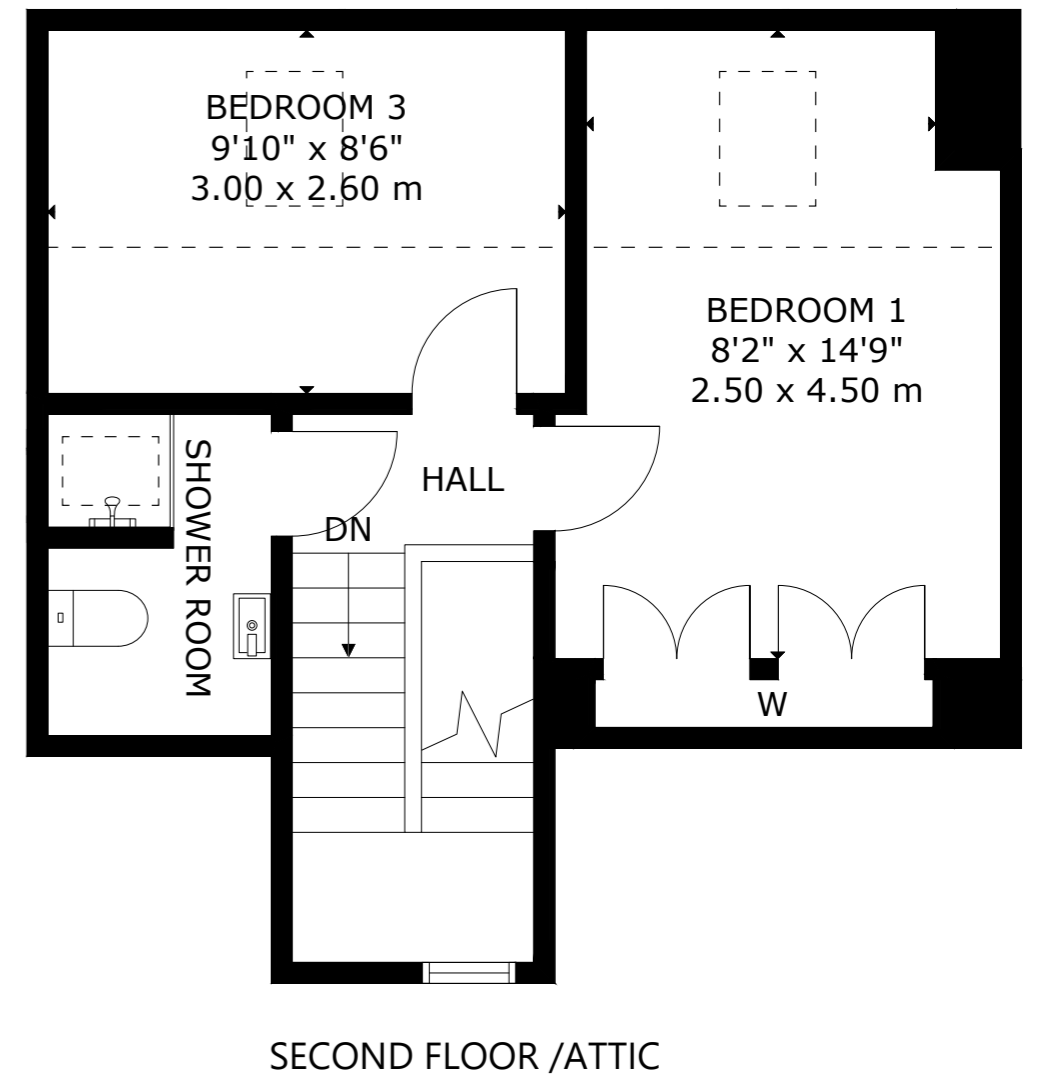
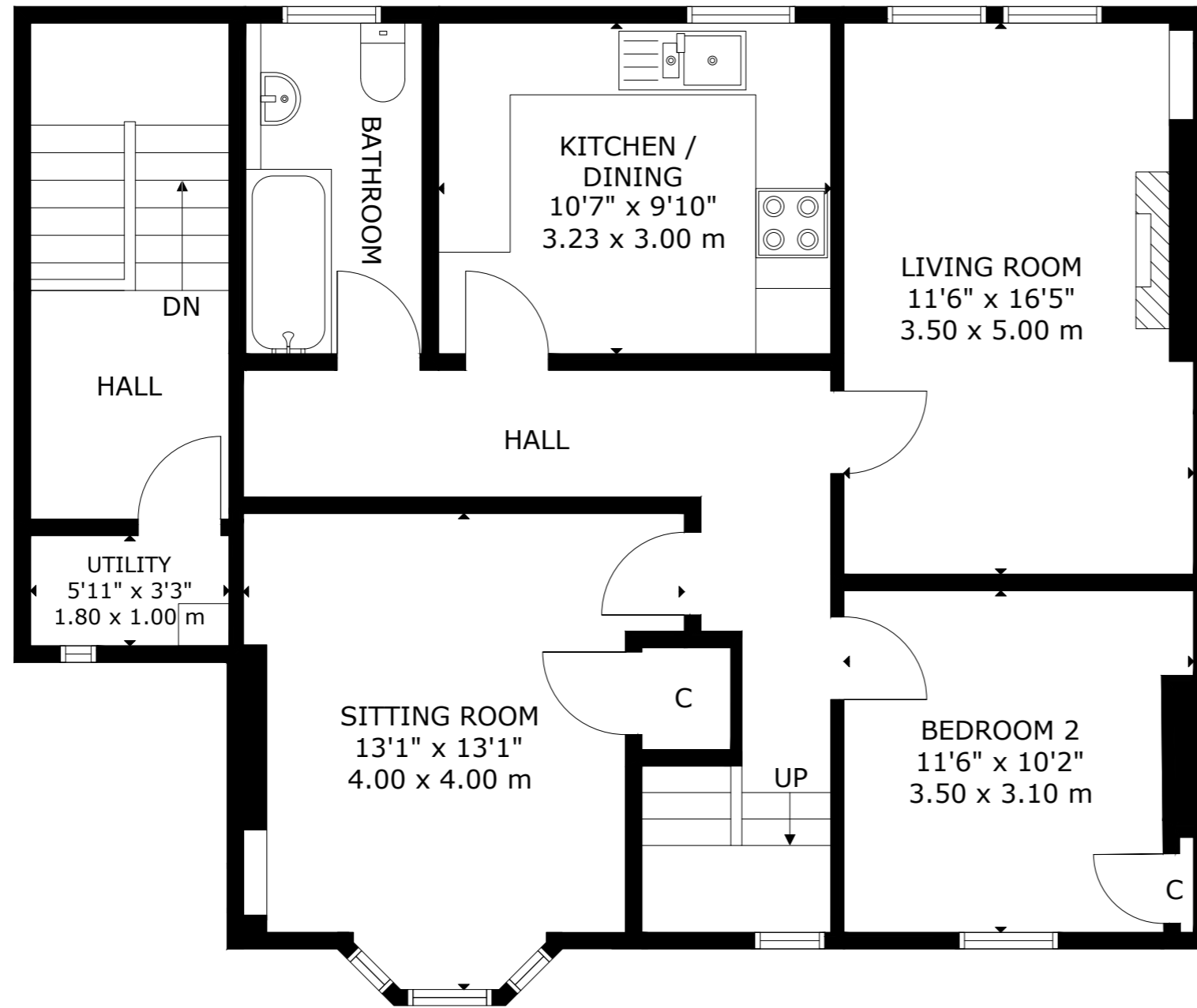
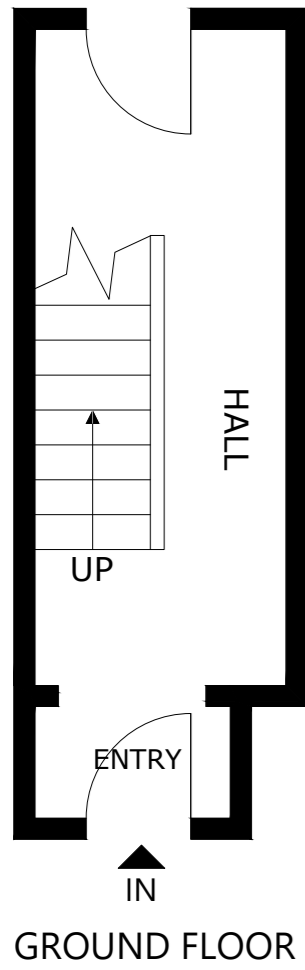


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The property boasts two bathrooms, one shower room on the top floor which is fitted with a three piece suite and there is a bathroom accessed off the main hall which is also fitted with a three piece suite.



Gross internal floor area (m<sup>2</sup>): 123m<sup>2</sup>  
EPC Rating: C





In addition to this, the property includes gas central heating, double glazed windows, private front and back garden with single driveway.

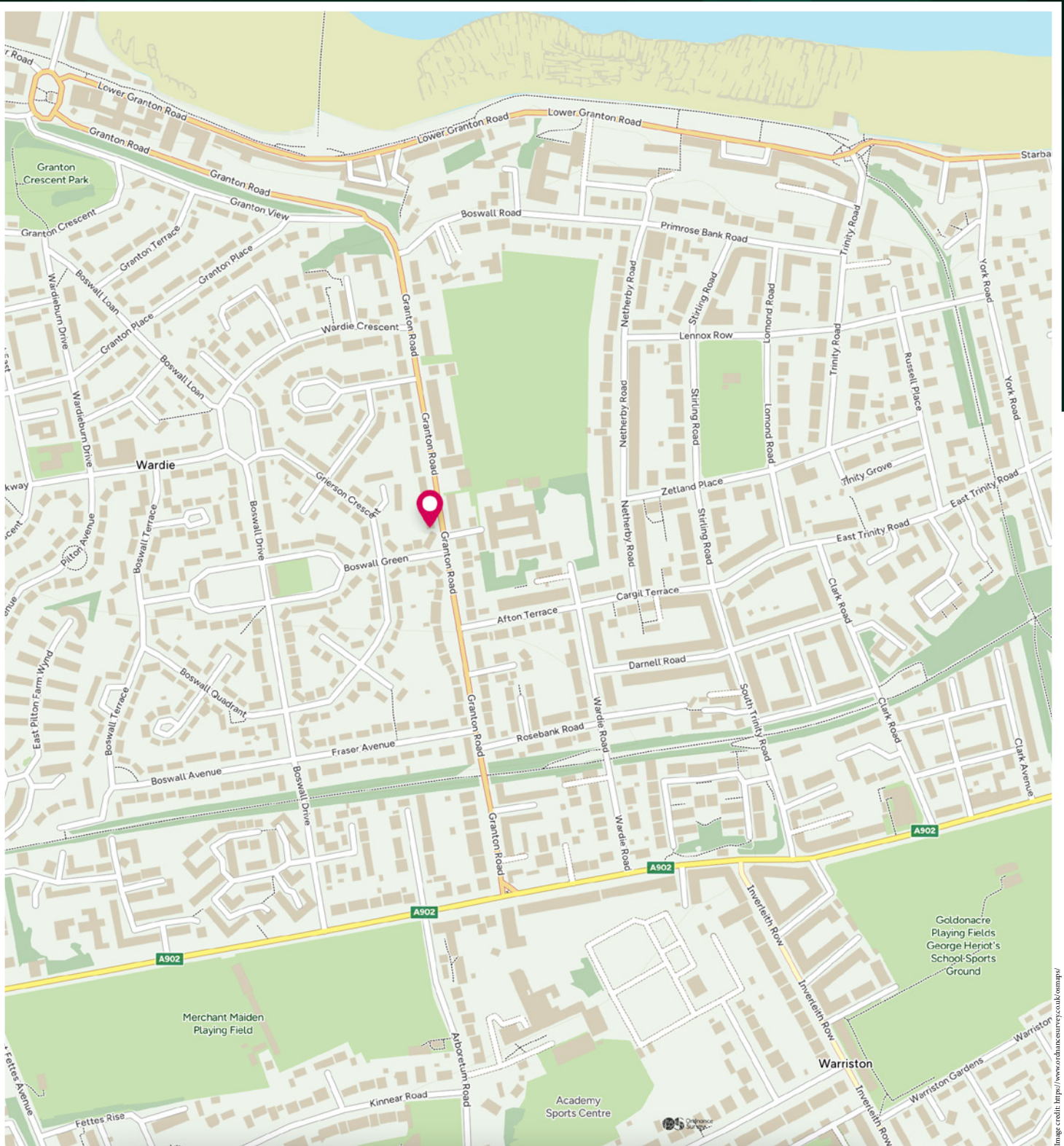


Trinity is purely residential in nature and is situated just north of the New Town connected to it by Inverleith Row. It comprises a wide variety of substantial property styles ranging from very large detached stone-built villas to spacious flatted properties, all completed before the turn of the century. Nearby is an excellent local shopping centre at Goldenacre.

For those who enjoy open air facilities, there are the Botanic Gardens and Inverleith Park nearby. The walkways created on some of Edinburgh's old railway lines which radiate out from Warriston offer country-like walks yet within the very heart of the City.

The trip into the City Centre might take as little as ten minutes using one of the many and frequent bus services that pass through the district. Edinburgh's formal entertainments tend to be highly concentrated in the Lothian Road/Tollcross area. There are theatres and cinemas, all manner of bars and restaurants, indoor sports facilities and health clubs.





# McEwan Fraser Legal

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