

# 160 Granton Road

TRINITY, EDINBURGH, EH5 3RF



*FOUR-BEDROOM, SEMI-DETACHED WITH  
DETACHED GARAGE*



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McEwan Fraser is delighted to present this four-bedroom, semi-detached, house which is offered to the market chain free. 160 Granton Road sits on a generous plot at the corner of Grierson Avenue in Trinity. The property has been substantially extended and now offers 171m<sup>2</sup> of living space alongside private front and rear gardens and a large detached garage with access to Grierson Avenue.

The property is presented to the market in good condition but there is plenty of scope for an incoming purchaser to make their own mark on the property.

**160 Granton Road**





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Features include:

- Two public rooms including a huge main lounge
- Modern breakfasting kitchen with ample storage
- Range style cooker and space for a free-standing dishwasher and fridge freezer
- Lean-to conservatory
- Large ground floor master bedroom with integrated wardrobes and an en-suite shower room
- Three further bedrooms, all with integrated wardrobes
- Family bathroom with white suite and shower over bath
- Utility room
- Double glazing and gas central heating

the lounge







**Sitting Room**







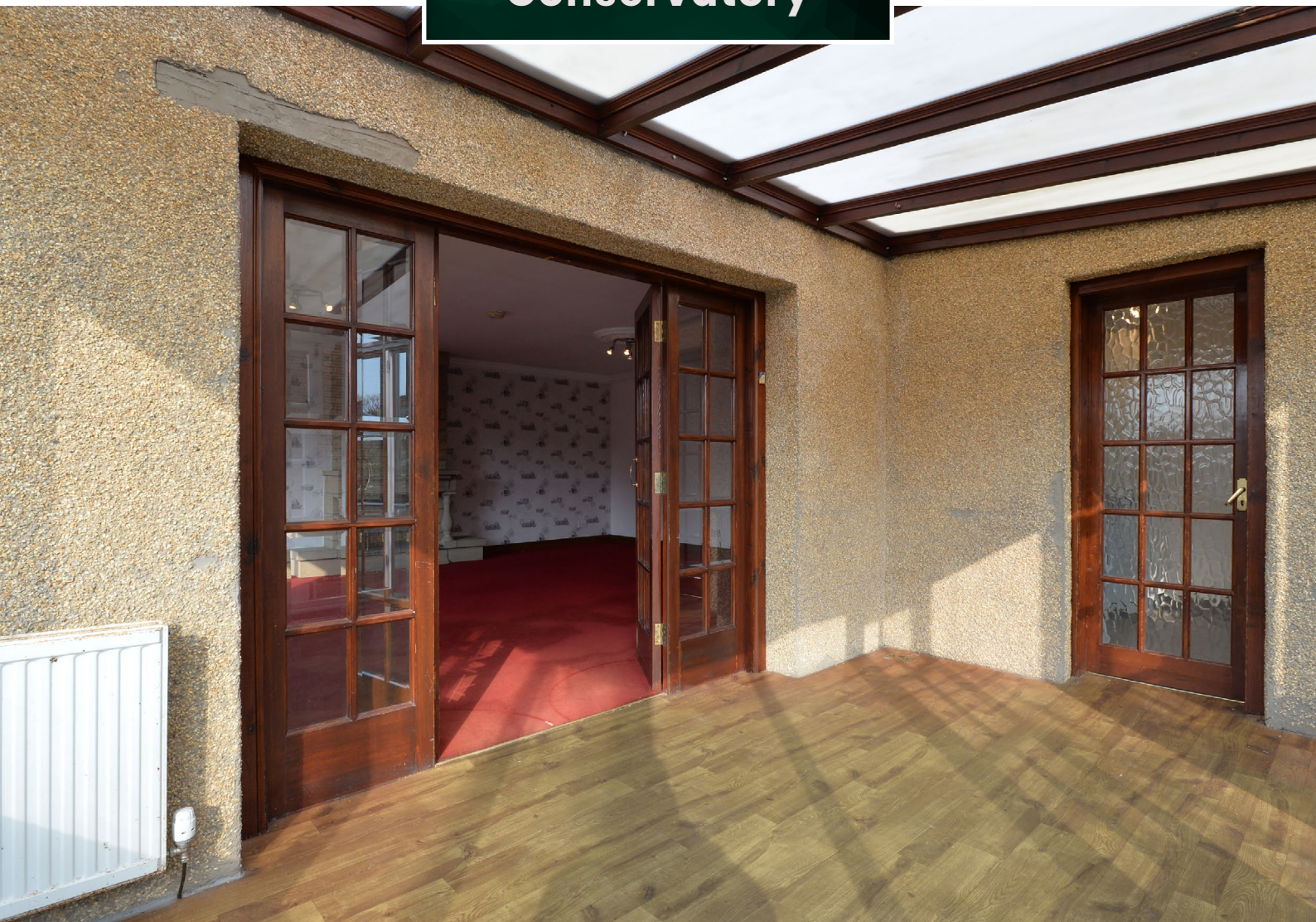








**Conservatory**







**Bedroom 1**







**Bedroom 2**







**Bedroom 3**







**Bedroom 4**

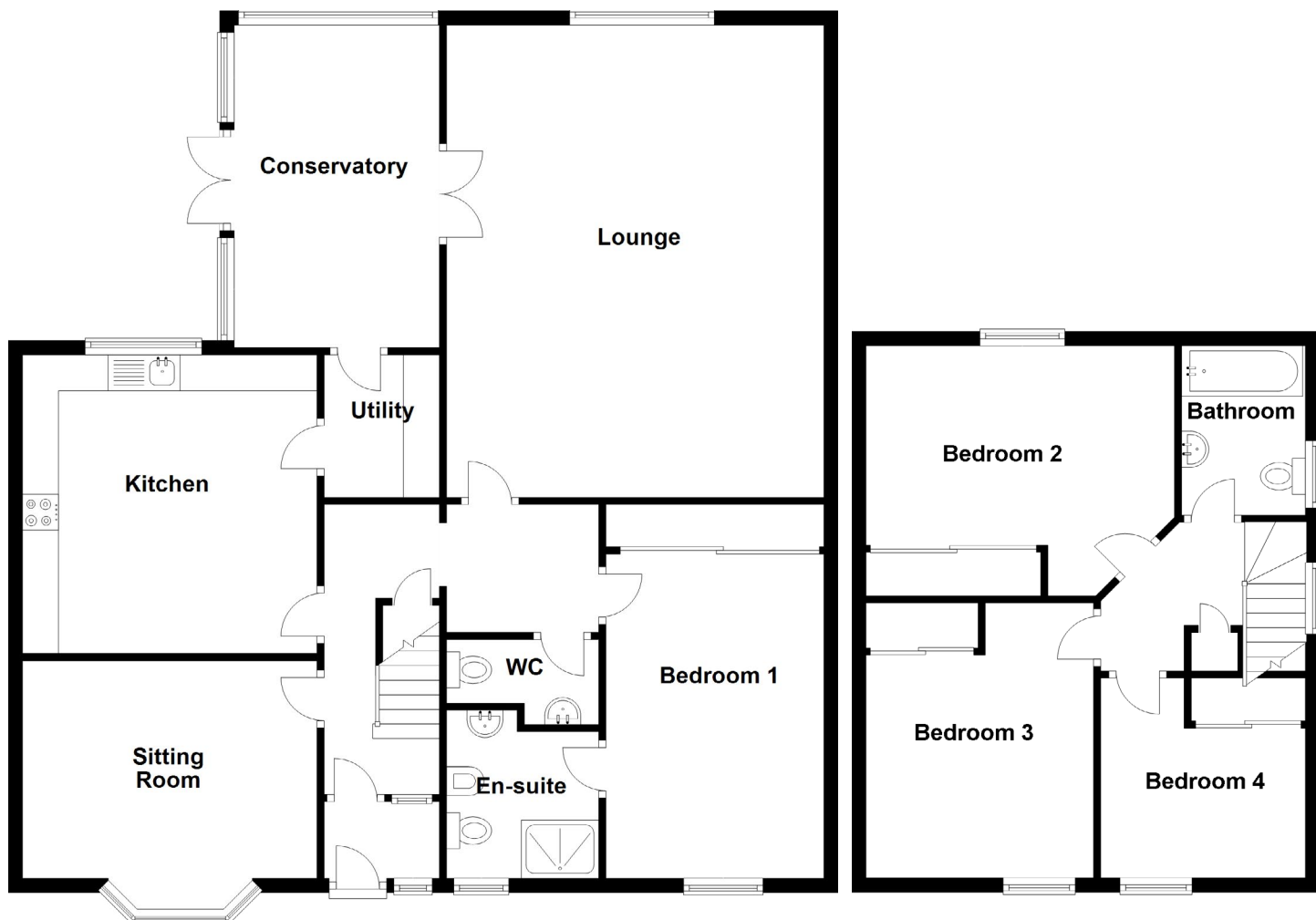






**Bathroom, En-Suite, Utility & WC**





### Approximate Dimensions

(Taken from the widest point)

Lounge	6.56m (21'6") x 5.24m (17'2")	Bedroom 2	4.28m (14'1") x 3.47m (11'5")
Sitting Room	4.09m (13'5") x 3.70m (12'2")	Bedroom 3	3.81m (12'6") x 3.16m (10'4")
Kitchen	4.15m (13'7") x 4.09m (13'5")	Bedroom 4	2.84m (9'4") x 2.77m (9'1")
Conservatory	4.48m (14'8") x 2.85m (9'4")	Bathroom	2.35m (7'8") x 1.72m (5'8")
Utility	2.19m (7'2") x 1.60m (5'3")		
Bedroom 1	4.50m (14'9") x 3.03m (9'11")	Gross internal floor area (m <sup>2</sup> ): 171m <sup>2</sup>	
En-suite	2.11m (6'11") x 2.00m (6'7")	EPC Rating: D	
WC	2.11m (6'11") x 1.18m (3'10")		





This is a substantial property in a sought-after residential area. Internal viewing is highly recommended to fully appreciate the proportions on offer.







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There are parts of the city that, 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.

This is a highly sought after and affluent residential area with ample green spaces nearby. This property is in close proximity to Victoria Park, which features tennis courts, basketball courts and a children's play park. Inverleith Park and The Royal Botanical Gardens are also located close by. The city centre is easily accessible as the area is well served by frequent public transport links and there is easy access to the city bypass and all major motorways for travel further afield.

The area is well served by a range of amenities nearby including the cosmopolitan areas of The Shore and Newhaven Harbour where you will find an abundance of award-winning restaurants, bars and bistros as well as independent retailers.

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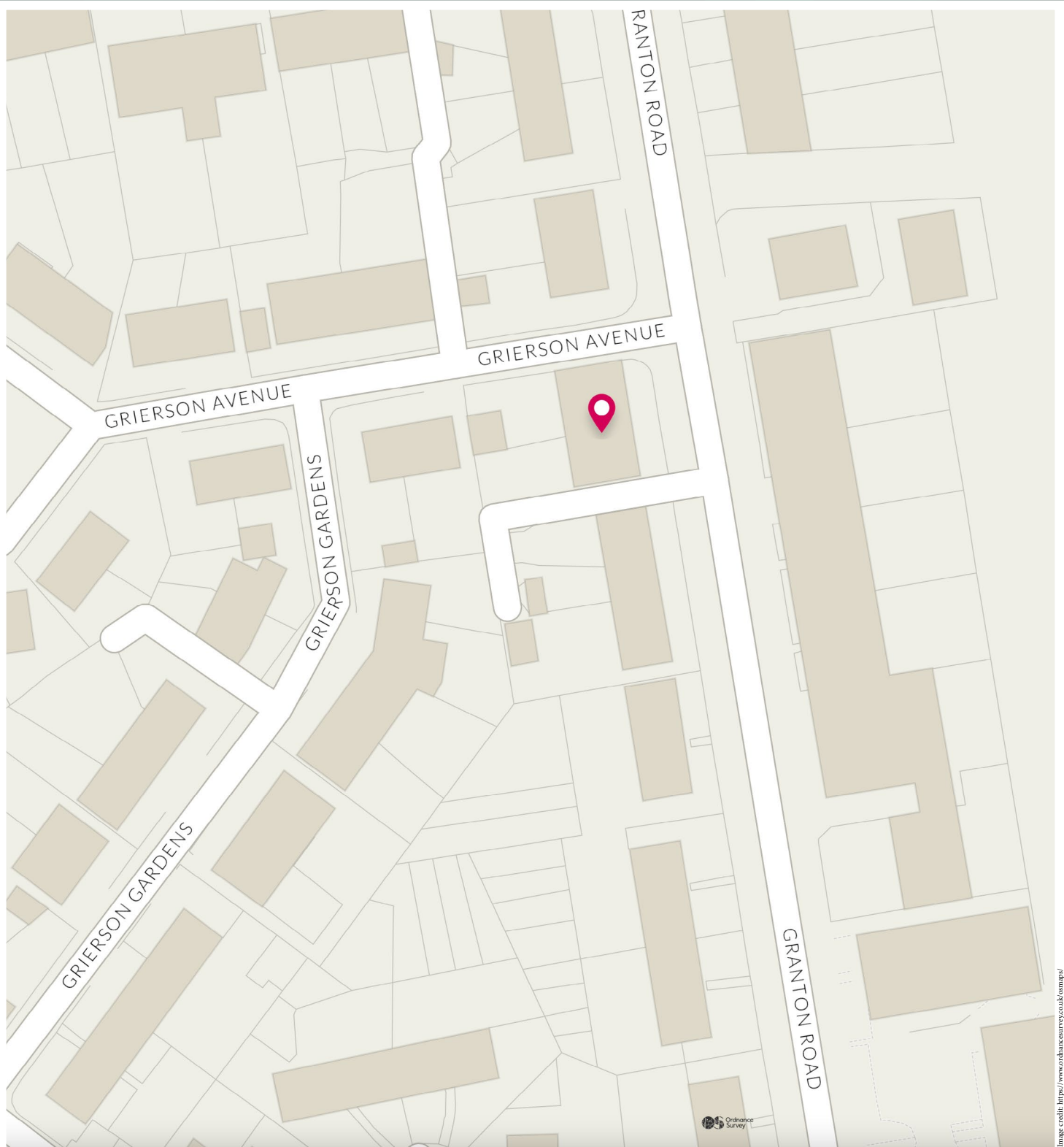


Ocean Terminal Shopping Centre provides a vast array of shops including Marks and Spencer Food hall, restaurants, a multi-screen cinema and a gym. Further recreational facilities are provided by David Lloyd's Sports Centre, alongside a 24 hour Asda both of which are within easy reach. The Water of Leith Walkway and Forth waterfront provide pleasant walks, and there is easy access to an extensive network of cycle paths from many locations in the vicinity.

There are excellent schools in the area, both state and private.

## The Location





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