

20/5 Grandfield

TRINITY, EDINBURGH, EH6 4TL



*Well Proportioned Three Bedroom Flat in This
Desired Development Nestled in Trinity*



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McEwan Fraser Legal is delighted to present this three-bedroom flat in Edinburgh's ever-popular Trinity.

THE KITCHEN



Inside, the property comprises of:

- Fully equipped kitchen; benefitting from a mixture of Integrated and freestanding appliances with gas hob and fan oven.
- Spacious living area which is flooded by natural light due to the dual aspect floor to ceiling windows.
- Three spacious bedrooms all of which include integrated wardrobes.
- The flat benefits from two bathrooms. One main family bathroom and the other in the form of an en suite in the master bedroom.
- The property benefits from excellent storage space.

THE LOUNGE





BEDROOM 1 & EN-SUITE



BEDROOM 2



BEDROOM 3



THE BATHROOM

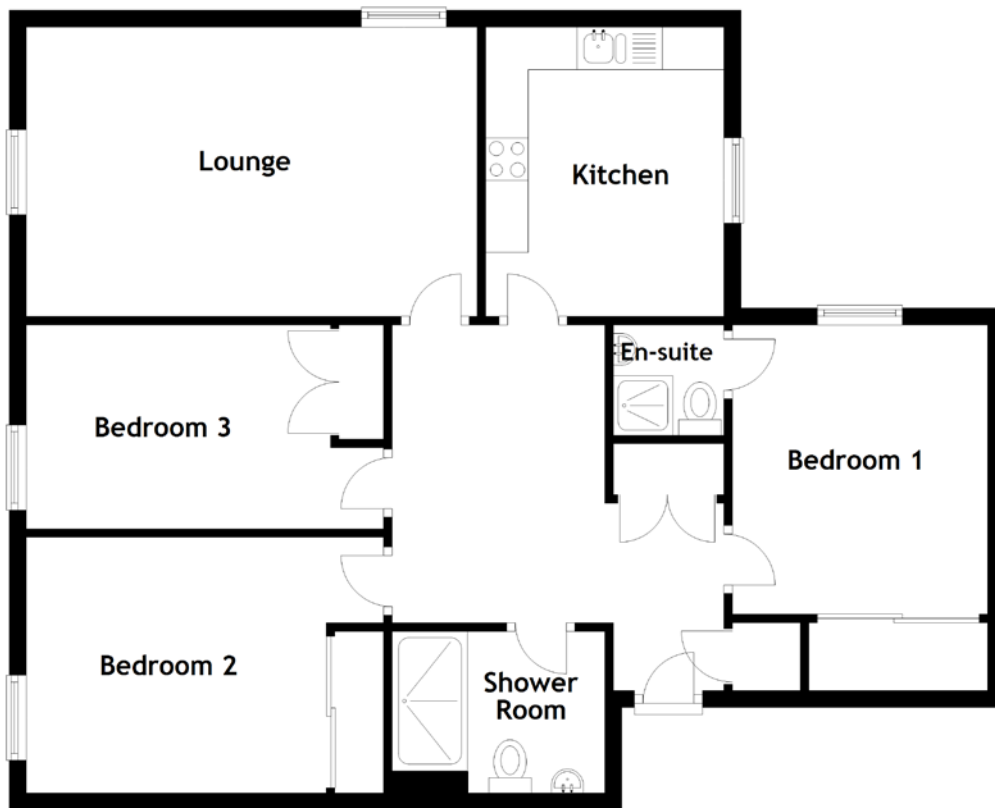


In addition, the property includes residents parking and landscaped garden areas. To the rear, there is access to an additional garden area with bike storage. This is a rare opportunity to acquire a spacious light filled flat in a fantastic location.

THE EXTERNAL



FLOOR PLAN, DIMENSIONS & MAP

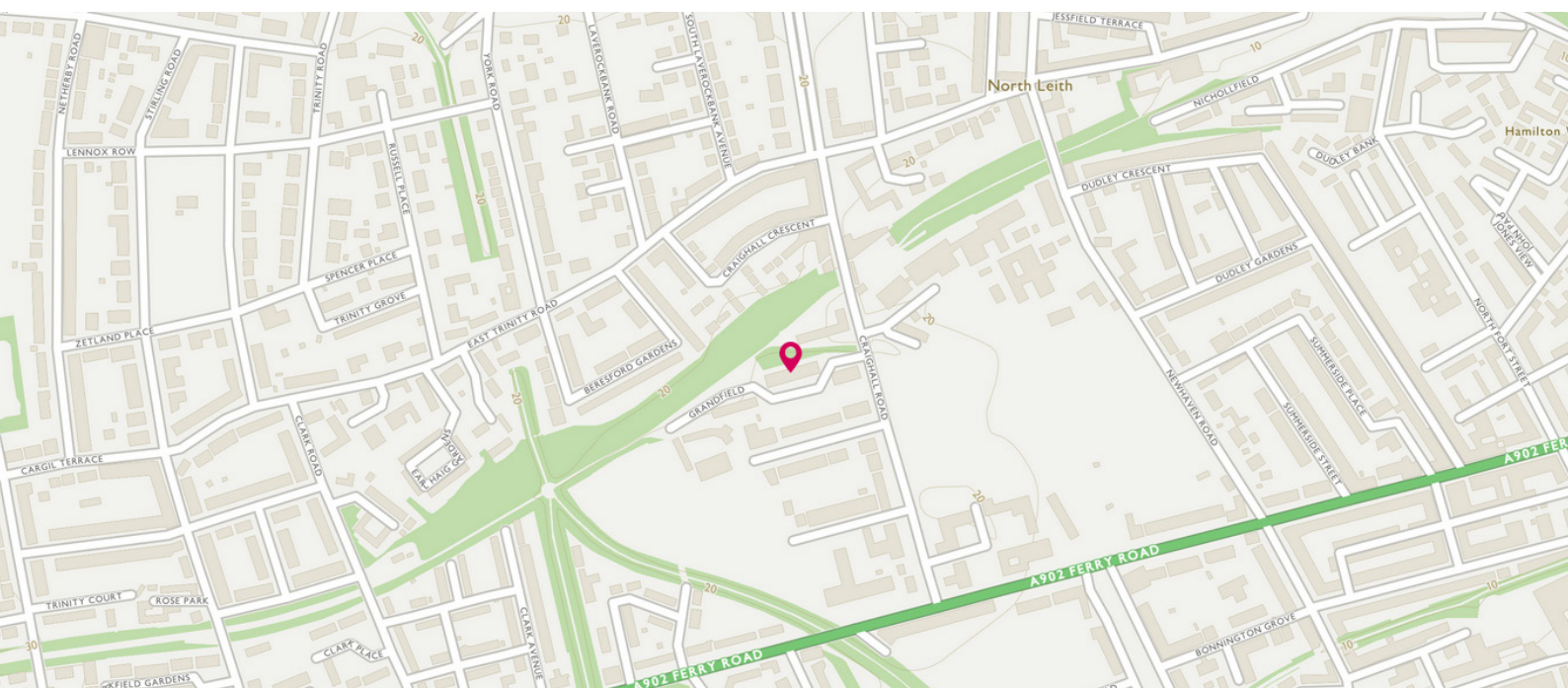


Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.40m (11'2")
Kitchen	3.40m (11'2") x 2.80m (9'2")
Bedroom 1	3.40m (11'2") x 3.00m (9'10")

Bedroom 2	4.20m (13'9") x 3.00m (9'10")
Bedroom 3	4.20m (13'9") x 2.40m (7'10")
Shower Room	2.50m (8'2") x 1.90m (6'3")

Gross internal floor area (m²): 88m²
EPC Rating: C



THE LOCATION

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.



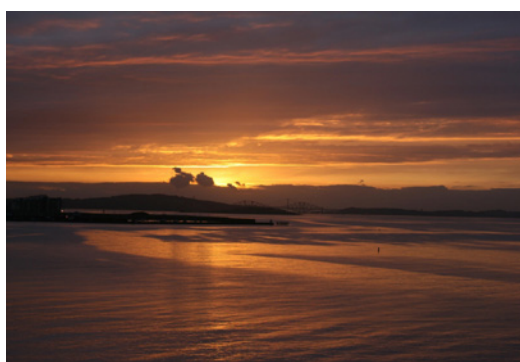


The district is purely residential and is situated just north of the New Town connected to it by Inverleith Row. It comprises a wide variety of substantial property styles ranging from very large detached stone-built villas to spacious flatted properties, all completed before the turn of the century.

Situated between Granton and Newhaven harbours there is local shopping available at Waitrose in Stockbridge as well as 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.



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