

35/6 Lower Granton Road

NEWHAVEN, EDINBURGH, EH5 3RS



Two bedroom, second floor flat, with original features, set in a traditional stone-built tenement



0131 524 9797



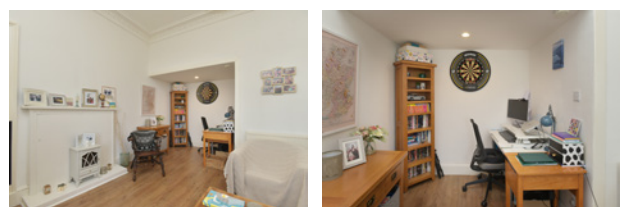
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Immaculately presented, two bedroom, second floor flat, with original features, set in a traditional stone-built tenement, located on the shore, in the Trinity area, east of Edinburgh city centre. The entrance hall has a secure entry phone, and a generous storage cupboard and serves each room within the flat.

THE LIVING ROOM



The exceptionally bright and spacious living room, which is set to the front, has ornate plasterwork, a significant alcove space which is currently being used as a home office, and two large recessed windows offering plentiful natural light and views over the Firth of Forth, to Fife.

THE KITCHEN



The kitchen is fitted with modern, high-gloss white units, laminate worktops, and a stainless steel sink. Appliances include an integrated gas hob, electric oven, extractor hood, and a freestanding fridge/freezer.





Bedroom one is well sized, set to the rear, with a built in wardrobe, ample space for freestanding furniture and carpeted flooring, whilst bedroom two is to the rear, similarly well finished, and with a recessed window. The stylish shower room features a modern white two piece suite with storage units, a mixer shower, vinyl floor and tile splashback.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



To the rear of the property is the large communal garden which has been maintained in excellent condition.

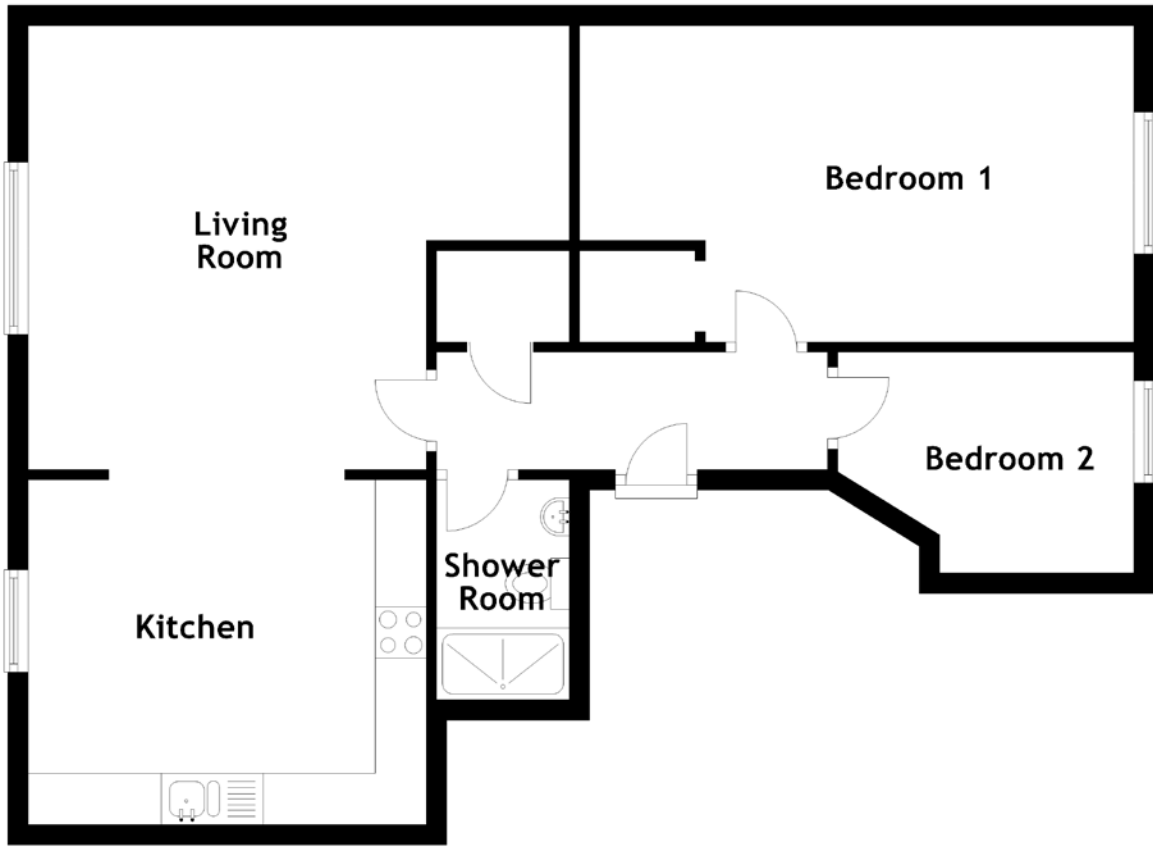
EXTERNALS



VIEWS



FLOOR PLAN, DIMENSIONS & MAP

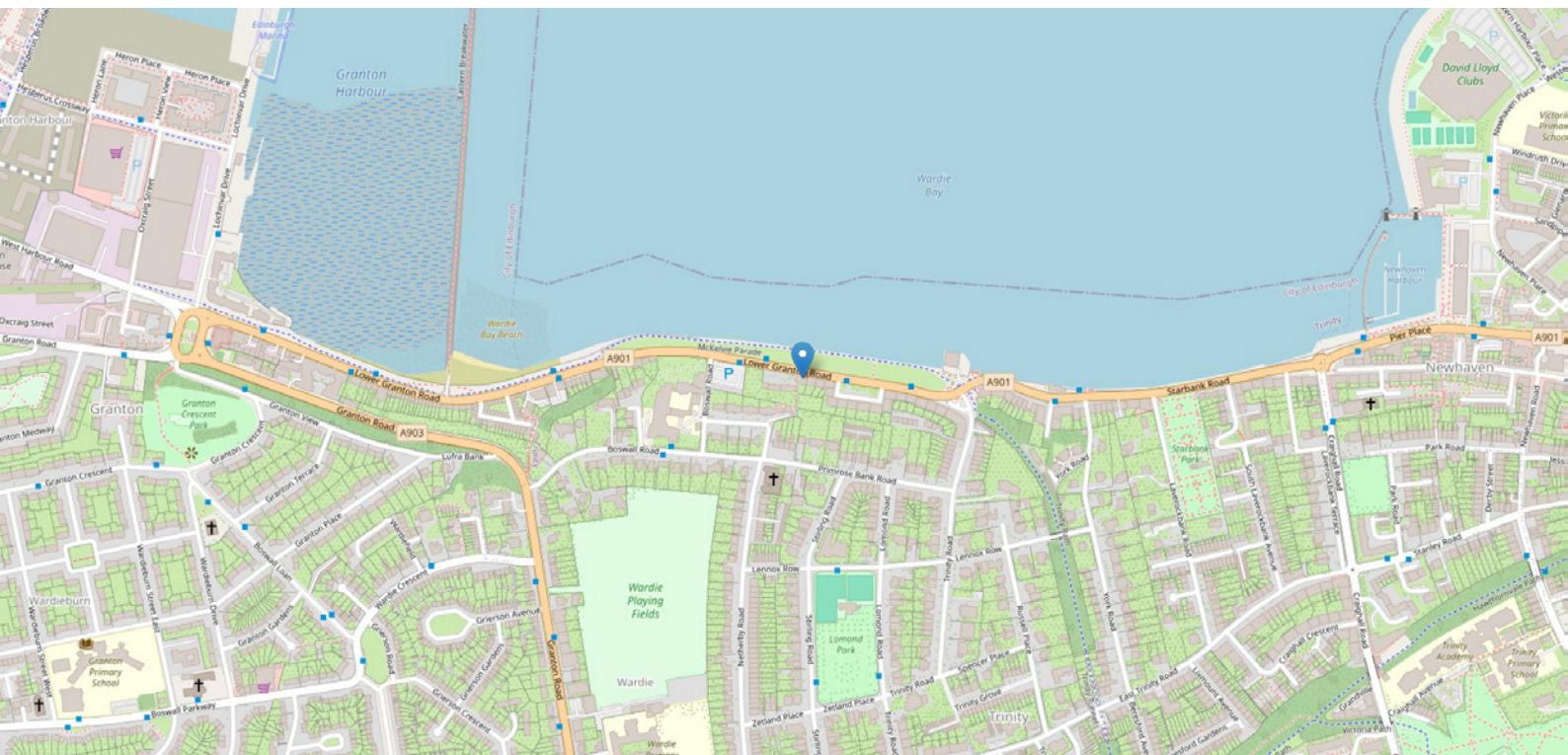


Approximate Dimensions (Taken from the widest point)

Living Room 5.30m (17'5") x 4.34m (14'3")
 Kitchen 3.81m (12'6") x 3.37m (11'1")
 Shower Room 2.15m (7'1") x 1.30m (4'3")

Bedroom 1 5.43m (17'10") x 3.10m (10'2")
 Bedroom 2 2.90m (9'6") x 2.16m (7'1")

Gross internal floor area (m²): 68m²
 EPC Rating: D



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 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. Rather fewer modern properties provide something of a counter point but even a brief visit to the district will readily reveal its air of establishment and maturity.





From here, along Inverleith Row, 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. Being located on Ferry Road, travel to the east and west side of the City cannot be simpler or more convenient.

Nearby is an excellent local shopping centre at Goldenacre. This is a very lively centre providing a wide variety of shopping facilities as well as post office and banking services.

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. Edinburgh's formal entertainments tend to be highly concentrated in the Lothian Road/Tollcross area. Here there are theatres and cinemas, all manner of bars and restaurants, indoor sports facilities and health clubs. The return trip by taxi ought to take no more than ten minutes in the late evening.

All things considered, this is a peaceful, quiet, convenient and well-established area surrounded by excellent services and amenities and within the easiest possible reach of the City Centre. As a consequence of all this, it is much respected and highly sought after.




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**Part
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Available**



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