

**13/4 LOWER GRANTON ROAD
TRINITY EDINBURGH EH5 3RU**



Quietly situated rear facing ground flat in popular residential location, well placed for local shops, nearby parks and educational and recreational facilities, and for access to the city centre.

40 Dundas Street
Edinburgh
EH3 6JN

Marwicks
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13/4 LOWER GRANTON ROAD TRINITY EDINBURGH EH5 3RU

Quietly situated rear facing flat situated in a popular residential location in North Edinburgh in a tenement facing onto the Firth of Forth. The subjects are well placed for local shopping, educational facilities, nearby parks and recreational facilities and for access to the city centre. As well as the local shops nearby, more extensive shopping facilities are close by. The accommodation comprises entrance hall, kitchen/livingroom, double bedroom, shower-room and WC. There are shared gardens to the rear.

ENTRANCE HALL: L-shaped hall giving access to all rooms. Electricity meter and fusebox. Vinyl flooring.

KITCHEN/LIVINGROOM (17'5" x 9'1")(5.32m x 2.77m): The kitchen area is fitted with a range of wall and base units with tiling above the work surfaces. Two double and one single 13 amp sockets in kitchen area. Extractor fan. Downlights. Deep storage cupboard containing hot water cylinder. The built-in oven and hob, together with the fridge and washing machine are included in the sale. Wall press cupboard. Double glazed window. Vinyl flooring.

DOUBLE BEDROOM (11'0" x 8'0") (3.41m x 2.44m): Cornice with double glazed bay window to rear. Deep shelved storage cupboard. Two double 13 amp sockets.

SHOWER-ROOM: Partly tiled. Electric shower. Shower curtain.

TOILET: With WC and wash-hand basin. Mirrored door cabinet.

OWNER: M. Scott

PRICE: FIXED PRICE £95,000

VIEWING: Thursdays 7.00 - 8.00 pm
Sundays 2.00 - 4.00 pm
or tel. 07973 223764

OFFERS TO:

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