










Offers Over

£300,000

150 Granton Road

Trinity | Edinburgh | EH5 3RF

Rarely available end terrace property in the heart of Trinity. The property will make a fantastic family home with amenities close by and public transport links to the city centre. The property requires upgrading and modernisation throughout but is sure to appeal to a wide variety of buyers. Viewing is advised early to appreciate the opportunity to create a wonderful, lasting family home.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – E
-  Council Tax Band - E



Description

In brief the accommodation comprises; Entrance vestibule leading to internal hallway with storage and staircase; front aspect bay windowed reception room; formal dining room to the rear with gas fire and pleasant aspect over the garden; compact fitted kitchen; Double bedroom with pleasant rear aspect; Double bedroom to the front of the property; smaller double again to the front and built in storage; practical bathroom featuring a three piece white suite with tiling around bath



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Positioned on a generous plot off street parking is available with a gated driveway suitable for multiple vehicles. The driveway spans the length of the plot and at the far end leads to separate lock up garage. The expansive rear garden has a good size patio, ideal for outside entertaining along with a large lawn space, great for children and pets.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

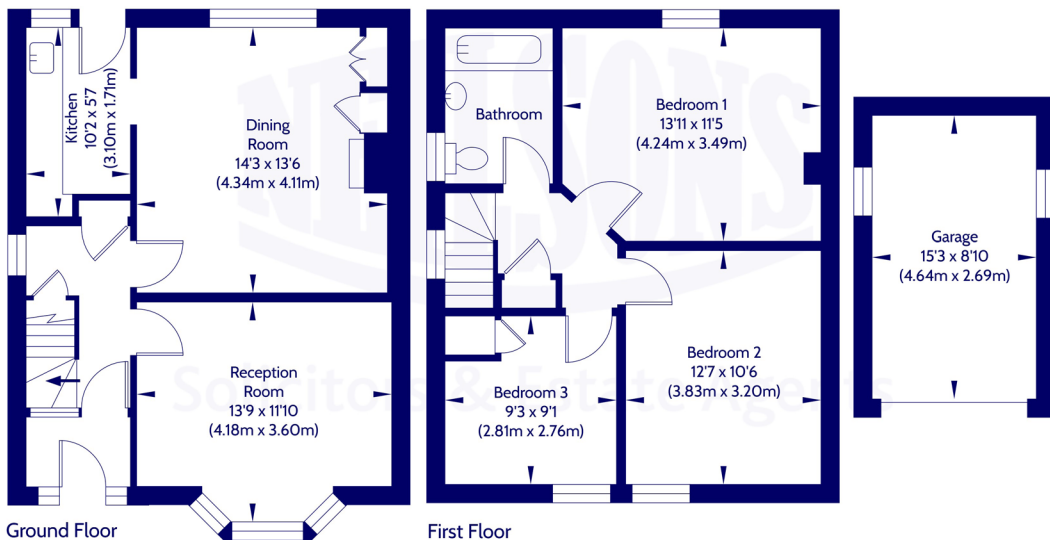
The popular and established district of Trinity lies approximately three miles north of the city centre and boasts charming streets and fantastic nearby green spaces including Inverleith Park, Victoria Park and the magnificent Royal Botanical Gardens. Excellent local shops and services provide for day to day needs with a choice of supermarkets available within a short drive. Further amenities can be found in neighbouring Newhaven, which has a great selection of brunch spots, pubs, restaurants and a large 24 hour Asda. Ocean Terminal also provides extensive retail facilities as well as a multiscreen cinema complex and gym. Highly regarded schooling is available from nursery to secondary level and excellent local bus services provide swift access to the city centre and surrounding areas.



Approx. Internal Area 91.37 Sq M / 983 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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