



8 Granton Road  
TRINITY | EDINBURGH | EH5 3QH

**warners**  
solicitors & estate agents





## 8 Granton Road

TRINITY | EDINBURGH | EH5 3QH

Set in the heart of Trinity, moments from excellent amenities, the vast open green spaces of Inverleith Park and quick transport links is this immaculately presented main door lower villa. Boasting a driveway, rear garden section and opulent period features this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, bright bay windowed lounge with feature fireplace and detailed cornicing, a contemporary kitchen with attractive units and stylish island that flows through to the garden facing dining room. There are three spacious double bedrooms with one benefiting from an en-suite shower room and the villa is completed by an exquisite shower room. Externally the rear garden is decked ideal for al fresco entertaining.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides a multi-screen cinema and Pure Gym whilst a 24 hour Asda supermarket is within neighbouring Newhaven. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network including a tramline connecting Leith to the city and to Edinburgh International Airport. An efficient public transport network is on hand, with 24-hour buses

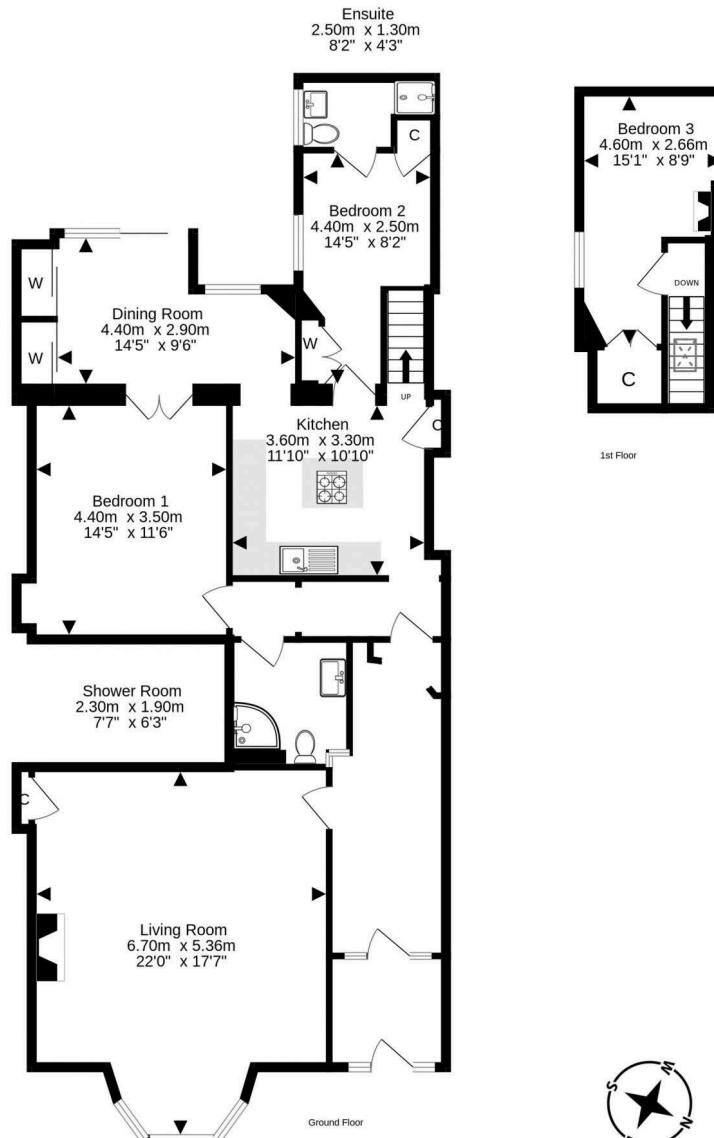
- Traditional main door lower villa
- Driveway to front and rear garden section
- Opulent period features
- Welcoming hallway
- Bright bay windowed lounge
- Contemporary kitchen
- Garden facing dining room
- Three double bedrooms
- Two shower rooms



Extras included in this sale are, all kitchen appliances, blinds, curtains, all light fittings and TV.  
Sofas and table in the lounge can also be left with separate negotiation.  
EPC rating D







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2024