



**20/1 Grandfield, Edinburgh, EH6 4TL**  
**Offers Over £265,000**



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Discover this charming 2-bedroom apartment, situated within an established modern development in the sought-after Trinity district. Set within a well-maintained development, featuring attractive landscaping and convenient parking facilities. The exterior is modern and inviting and the landscaped communal gardens create a welcoming atmosphere as you approach the entrance.

Step inside this delightful 2-bedroom apartment which offers a thoughtfully designed layout with separate living and kitchen spaces. The large living room is bathed in natural light from expansive windows, creating a bright and inviting space perfect for relaxation or entertaining. Each window is framed with stylish interior shutters, offering both privacy and light control, while adding a classic architectural touch.

The kitchen, also generously sized, has a modern layout which ensures both style and functionality, along with ample storage, and clever design details that maximize space. With large windows throughout, the apartment enjoys abundant natural light, enhancing its spacious feel.



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The apartment boasts two generously sized bedrooms, offering peaceful retreats with plenty of natural light. Each room features built-in storage solutions, seamlessly integrated into the space to provide ample room. Each room features decorative coving that adds a touch of classic sophistication and architectural detail.

The property has a modern bathroom which combines style and practicality, featuring a spacious bathtub with an overhead shower for flexible bathing options. The clean, minimalist design is enhanced by polished fixtures and finishes, giving the space a fresh and contemporary feel. A large, well-positioned fitted mirror enhances the sense of space and reflects the abundant light, creating a fresh and airy feel. With its clean lines, contemporary finishes, and practical design, this bathroom is both stylish and comfortable.

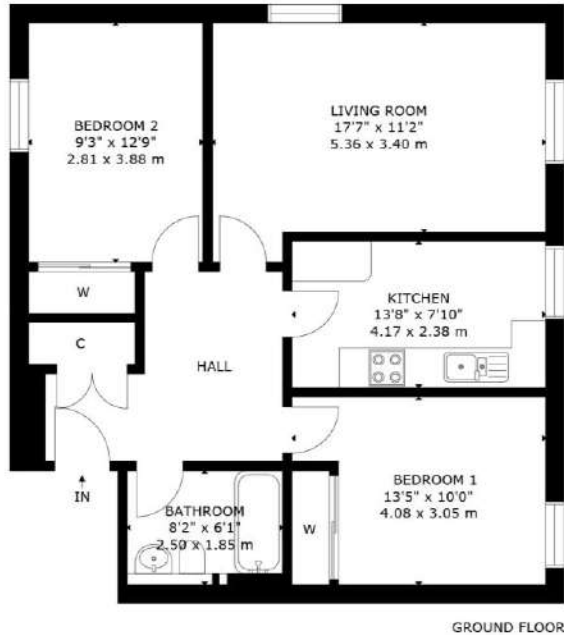


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GROUND FLOOR

20/1 GRANDFIELD, EDINBURGH EH6 4TL  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 779 SQ FT / 72 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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779 sqft

This property is located in the highly desirable Trinity district of Edinburgh, approximately two miles north of the City Centre, near the picturesque banks of the Forth Estuary. The area boasts an array of beautiful outdoor spaces, including St Mark's and Victoria Park, the charming Water of Leith Walkway, and scenic waterfront trails.

Ocean Terminal, just a short drive away, features extensive retail options, a multi-screen cinema, and a gym. Residents can enjoy scenic walks along the Forth waterfront or the Water of Leith Walkway, with easy access to a comprehensive network of cycle paths. The area boasts highly regarded schools, including Trinity Academy and Holy Cross Primary, catering to all educational levels from nursery to senior years.

Regular bus services provide connections to the City Centre and beyond, with easy access to the city bypass and major motorways.

## Get in touch



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## Video Tour



### Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.