

358/1 West Granton Road

GRANTON, EDINBURGH, EH5 1FE



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Modern, ground floor two-bedroom flat, with private patio to the front and deck to the rear



An excellent opportunity has arisen to acquire this modern, ground floor two-bedroom flat, with private patio to the front and deck to the rear, well situated in the Waterfront/Granton area of Edinburgh.

THE LOUNGE



Internally the accommodation is in excellent decorative order and briefly comprises of an entrance hallway with a large storage cupboard, open plan lounge/diner with access to a private front patio through french doors, the partially tiled kitchen features a four ring hob, electric oven, extractor fan and freestanding fridge/freezer. The kitchen is situated off the hallway.

THE KITCHEN





The master bedroom benefits from built-in wardrobes and access to a large private deck. There is also a second bedroom. The partially tiled bathroom with a shower completes the accommodation. The development includes an on-site communal gym, bike store and recycling point.

BEDROOM 1



BEDROOM 2

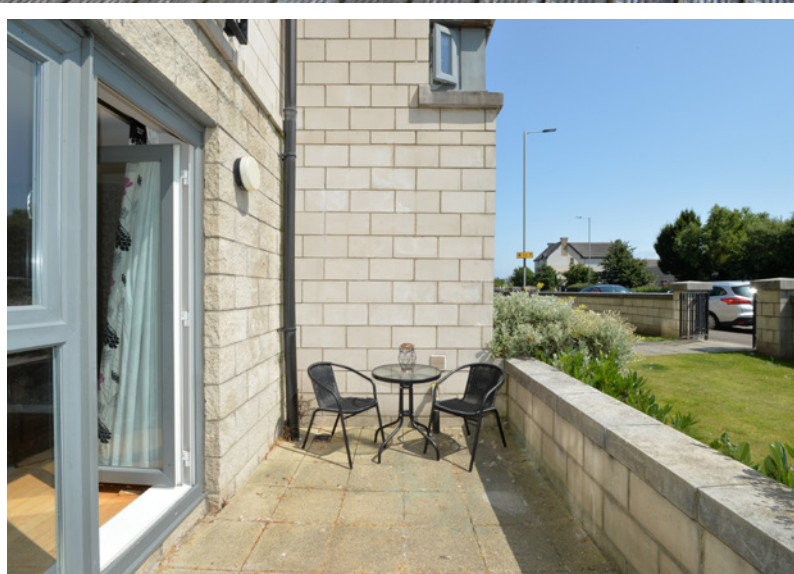


THE BATHROOM

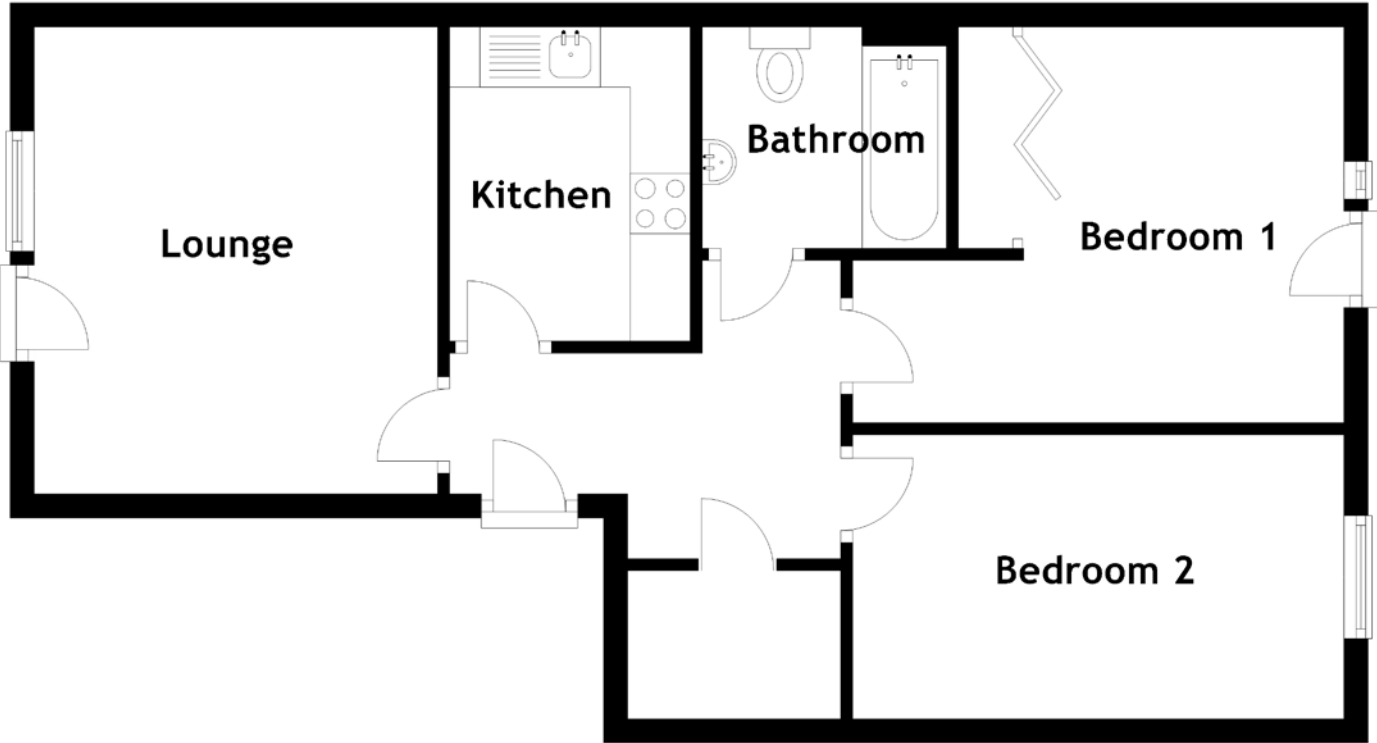


This property also benefits from gas central heating, full double glazing, secure door entry system, secure underground parking space with key-fob entry system, communal and secure courtyard to the rear of the property as well as adequate on-street parking to accommodate for visitors.

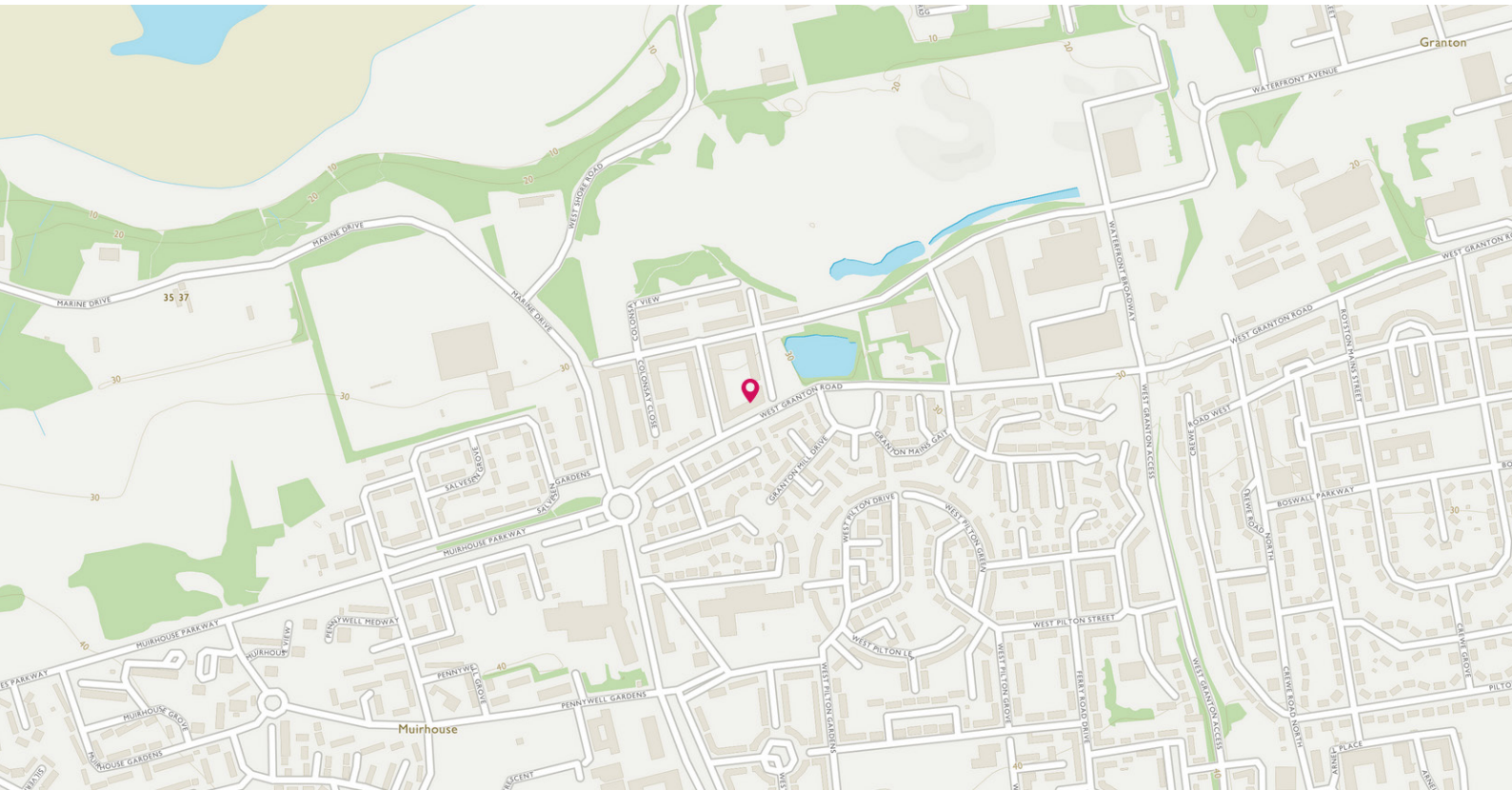
THE EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bedroom 2	4.08m (13'5") x 2.36m (7'9")
		Bathroom	2.03m (6'8") x 1.84m (6')
Lounge	3.88m (12'9") x 3.35m (11')	Gross internal floor area (m ²): 53m ² EPC Rating: C	
Kitchen	2.61m (8'7") x 2.00m (6'7")		
Bedroom 1	4.08m (13'5") x 3.29m (10'10")		



THE LOCATION

West Granton Road is a centrally located residential cul-de-sac set within this modern development, conveniently placed close by to Cramond shore.





There are excellent nearby amenities including a Morrisons superstore just five minutes walk away on West Granton Road, the open spaces of Inverleith Park and the Royal Botanic Garden, and the recreational activities available at the Ainslie Centre situated nearby to the property.

A little further afield the charming shops and cafes of Stockbridge are within easy reach, and the city centre is just a short bus journey away. The property is also ideally located for those travelling further, as there is good road access to the Forth Road Bridge, M8 and Edinburgh Airport.



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