



THREE BEDROOM MAIN-DOOR DUPLEX FLAT



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McEwan Fraser is delighted to present this rarely available three-bedroom, main door, duplex flat to the market. Situated in popular Granton, the property offers fantastic living space and private decked rear garden. The property further benefits from gas central heating; full double glazing; communal garden grounds which include a large rear courtyard; a residents' gym; bin and bike stores; and an underground car park with fob access.





Entering the property through the front door, you find a handy entrance vestibule that opens onto an internal hallway which includes a large utility cupboard and gives access to two double bedrooms and the master bathroom. Bedroom one is to the rear and includes large integrated wardrobes and an en-suite shower room. This bedroom also gives access to the private rear garden. Bedroom two is a further double bedroom with integrated wardrobes. The bathroom includes a three-piece suite with shower over bath.



Bedroom 2





Bedroom 1







Climbing the stairs, the first-floor landing gives access to a further double bedroom with a treble integrated wardrobe, kitchen, living room and a WC. The living room is spacious, neutrally finished and enjoys excellent levels of natural light arriving through French doors which open onto a Juliet balcony. There is plenty of space for different furniture configurations giving the new owner the scope to create their ideal entertaining space.

The separate kitchen includes a good range of base and wall-mounted units set against a tiled splash back. There are a range of integrated appliances including a gas hob, oven, extractor hood, fridge freezer dishwasher and washing machine.

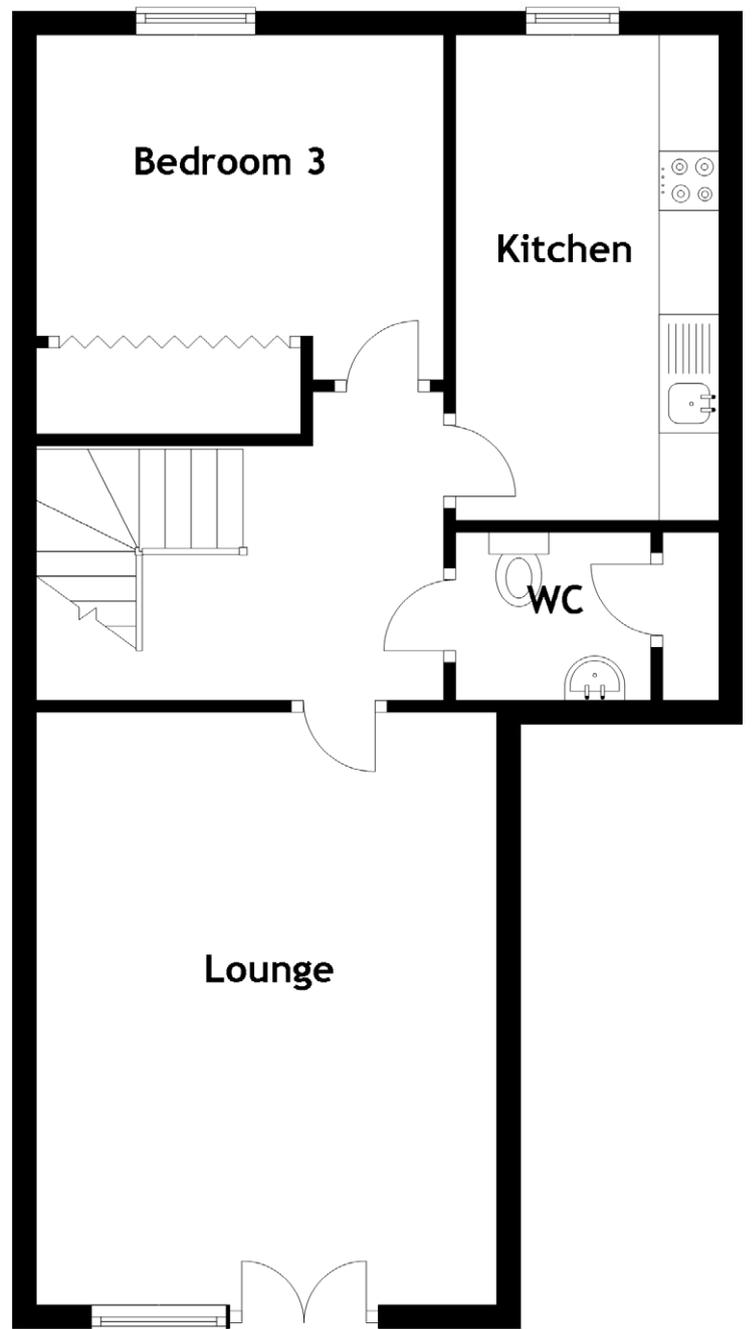
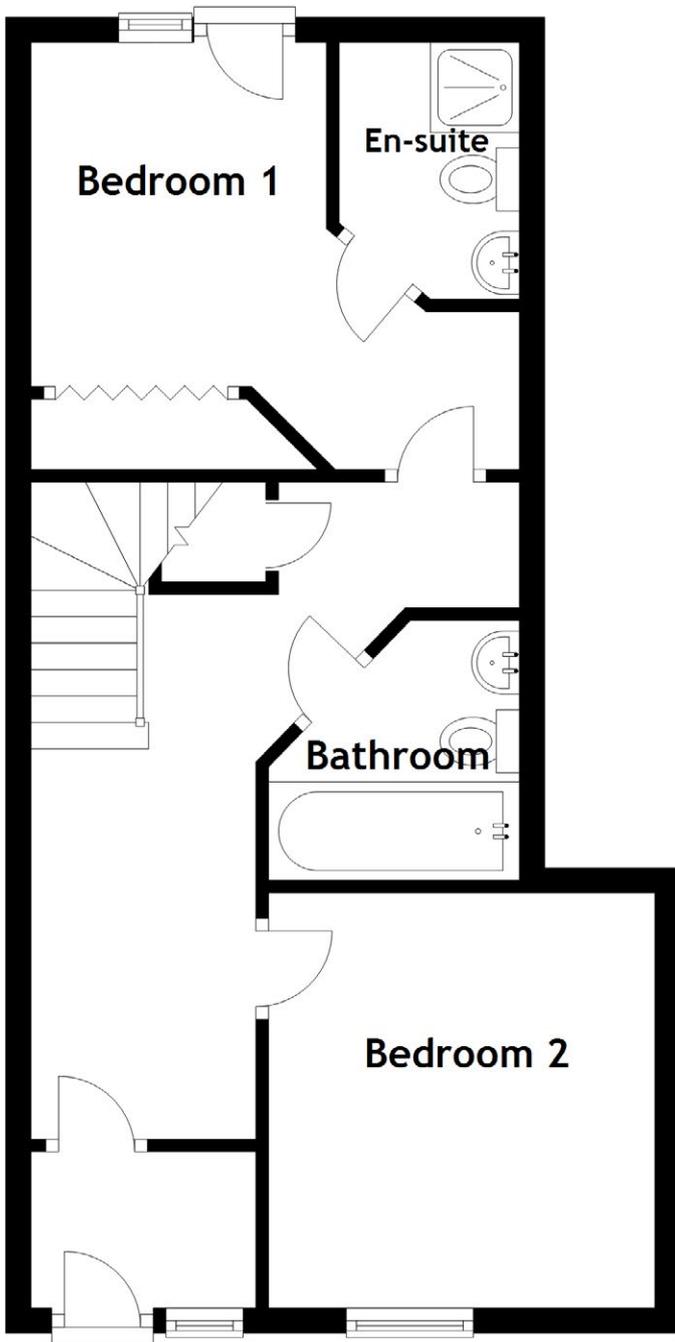
This is a very flexible property with some wonderful benefits that epitomise modern living. Viewing is highly recommended.



The Lounge

The Kitchen





CLICK HERE FOR VIRTUAL TOUR

Approximate Dimensions

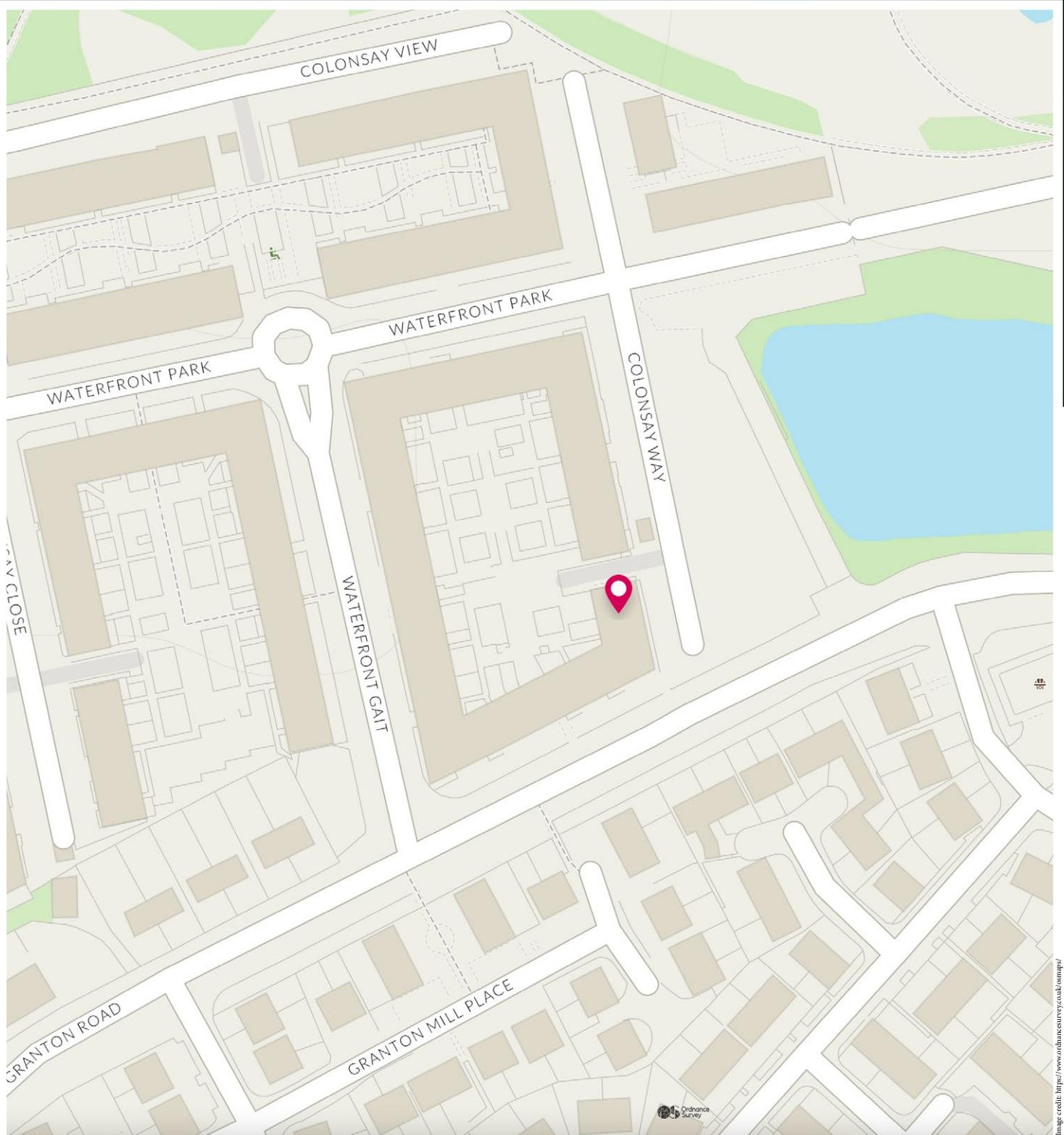
(Taken from the widest point)

Lounge	4.99m (16'5") x 3.85m (12'7")	Bedroom 3	3.40m (11'2") x 2.91m (9'6")
Kitchen	4.09m (13'5") x 2.20m (7'3")	WC	1.63m (5'4") x 1.42m (4'8")
Bedroom 1	3.85m (12'7") x 3.39m (11'2")	Gross internal floor area (m ²): 99m ²	
En-suite	2.04m (6'8") x 1.42m (4'8")	EPC Rating: B	
Bathroom	1.98m (6'6") x 1.48m (4'10")		
Bedroom 2	3.30m (10'10") x 3.04m (10')		





Once a major industrial hub driven by a busy port, Granton, like much of Edinburgh's shoreline, has seen significant redevelopment in recent years. The area, which lies under four miles north of the city centre, is fast becoming one of the most sought-after postcodes in the capital owing to luxurious residential developments and stunning views of the Firth of Forth. Although much of old Granton has now disappeared, its quaint harbour and listed industrial landmarks are charming reminders of its rich and vibrant heritage. Granton is served by a superb range of local services and amenities including a large Morrisons supermarket and petrol station, a 24-hour ASDA in neighbouring Newhaven and Ocean Terminal shopping centre, which is home to an array of high-street stores, a multi-screen cinema and a selection of family restaurants. With a wide variety of leisure activities right on its doorstep, Granton has something for everyone: from tranquil strolls along the waterfront promenade towards picturesque Cramond to exhilarating sailing and water sports at the marina. Granton is within the catchment area for well-regarded state schools and is well placed for some of the finest independent schools in the country. The area enjoys swift and easy access to Edinburgh City Bypass, Edinburgh Airport and Queensferry Crossing. Comprehensive public transport services and a vast cycle path network also provide fantastic links into the city centre and beyond.



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