



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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Flat 10, 8 Marine Drive

GRANTON, EDINBURGH, EH5 1FD





# Granton

EDINBURGH, EH5 1FD

Granton has many local shopping facilities including a newsagent, hot food takeaways and a Lidl supermarket. The property is also ideally placed for ease of access to the nearby Morrisons supermarket.

Regular bus services are available closeby enabling ready access to the city centre and beyond. For commuters access is available westwards to the City Bypass, motorway network, Forth Road Bridge and Edinburgh International Airport.

For those who are keen on open-air recreational facilities, Inverleith Park and the Royal Botanic Gardens are only a five-minute drive away, whilst it is a simple matter to walk over to the Cramond, Granton Foreshore and Granton Harbour itself. Ainslie Park Leisure Centre is within walking distance and here you will find a swimming pool, five-a-side football facilities, weights room, sauna, cafeteria and bar.

Edinburgh College and Craigroyston High School are an even shorter walk away and provide numerous community activities, courses and evening classes.





# Flat 10, 8 Marine Drive

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McEwan Fraser Legal is delighted to present this modern two-bedroom flat in Granton. This third-floor property is in excellent condition and ready to move in. The flat showcases some fine views away to the north and west of the capital with good transport links to and from the city. Inside, the property comprises of:

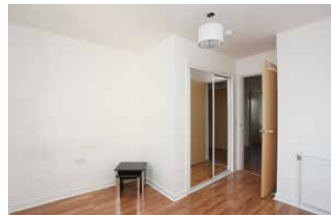
- A modern fully equipped breakfasting kitchen with integrated gas hob, electric oven and extractor hood
- Comfortable and fresh lounge with open outlooks
- A double bedroom which includes built-in storage and inviting balcony

- The second bedroom with built-in storage
- Fresh white suite bathroom with shower over the bath

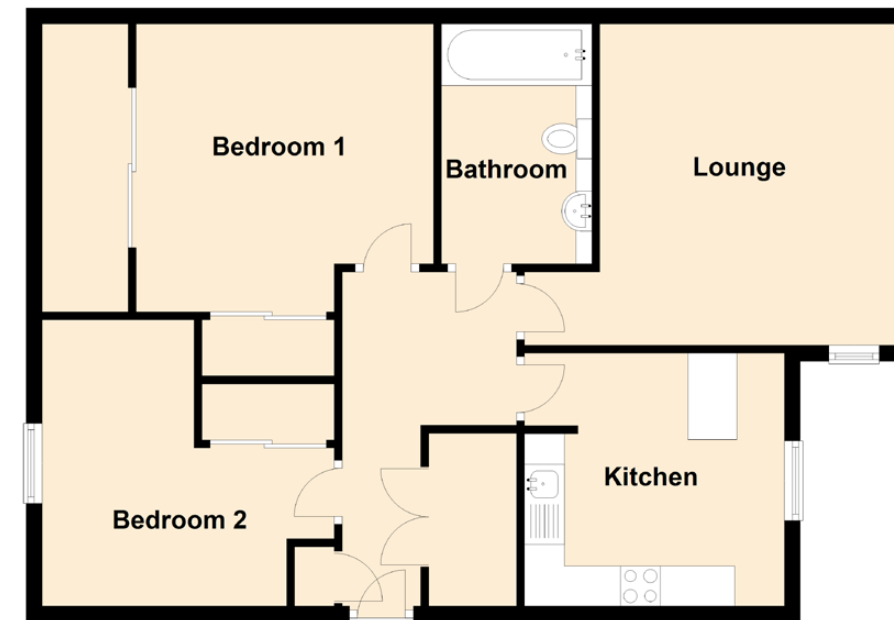
In addition to this, the property includes a welcoming hallway with two fitted storage cupboards, gas central heating, double glazed windows, shared landscaped grounds, a lift and secure underground parking.

Extras included in the sale: all fixtures, fittings, floor coverings, white goods and appliances. This is a rare opportunity to acquire a modern ready to go flat in a useful and fantastic location.





# Specifications & Details FLOOR PLAN, DIMENSIONS & MAP

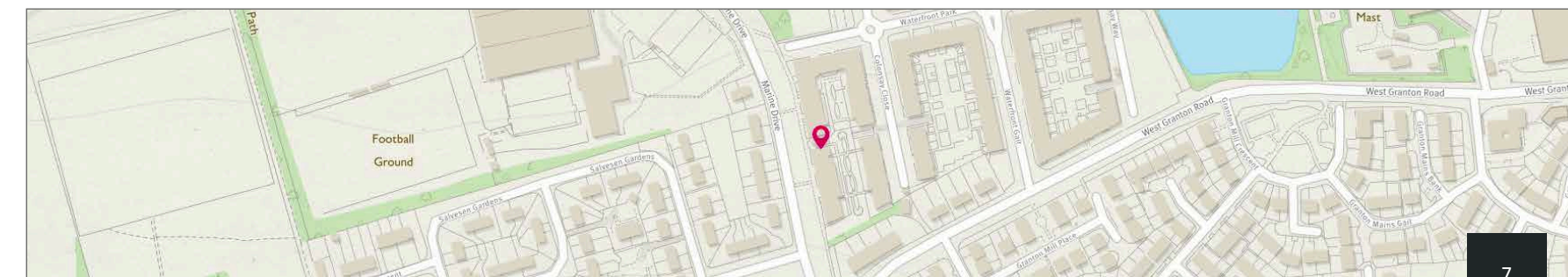


Approximate Dimensions (Taken from the widest point)

Lounge	4.73m (15'6") x 4.02m (13'2")
Kitchen	3.25m (10'8") x 3.16m (10'4")
Bedroom 1	3.72m (12'2") x 3.60m (11'10")
Bedroom 2	3.90m (12'10") x 3.16m (10'4")
Bathroom	3.00m (9'10") x 1.88m (6'2")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup> | EPC Rating: B

Extras (Included in the sale): All fixtures, fittings, floor coverings, white goods and appliances. No guarantees will be given on any appliances







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Text and description  
**GARY WALES**  
 Surveyor



Professional photography  
**LEIGH ROLLO**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer