

20/8 Lower Granton Road

GRANTON, EDINBURGH, EH5 3RT



*GENEROUS ONE-BEDROOM
TENEMENT FLAT*



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McEwan Fraser is delighted to present this generous one-bedroom tenement flat to the market. The property is offered to the market chain free and in excellent condition making it an ideal first-time buy or sound buy-to-let investment. The property is larger than average for a one-bedroom flat in the area and further benefits include a separate kitchen, gas central heating, double glazing, a secure entry system, and views over the Firth of Forth.

Accommodation is focused on a bright and well-proportioned living room that is neutrally decorated and finished with laminate flooring. The proportions give plenty of space for a sofa and dining table giving a new owner plenty of flexibility to create their ideal entertaining space. The attached kitchen has a good range of contemporary base and wall-mounted units that offer plenty of prep and storage space. Electric hob, oven, and washing machine are integrated. The large double bedroom has views over the Forth and plenty of space for a large frame bed and a full suite of bedroom furniture. The accommodation is completed by a partially tiled shower room.

This is a superb flat and early viewing is highly recommend.



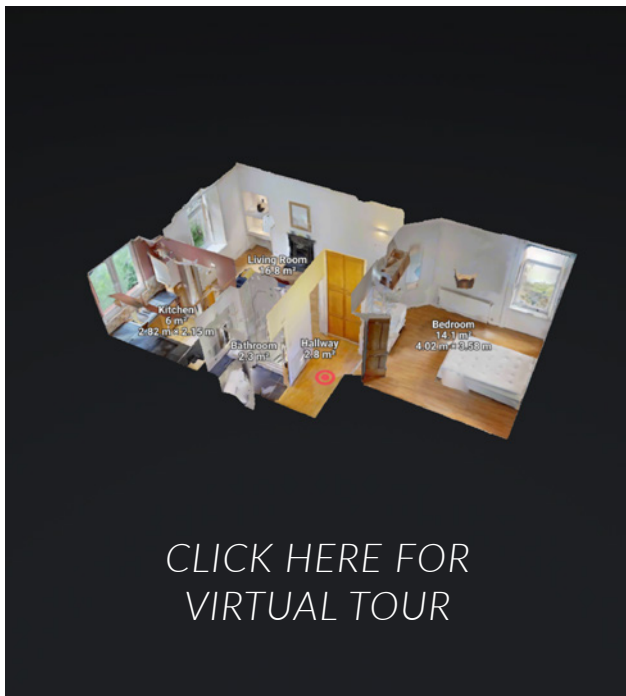
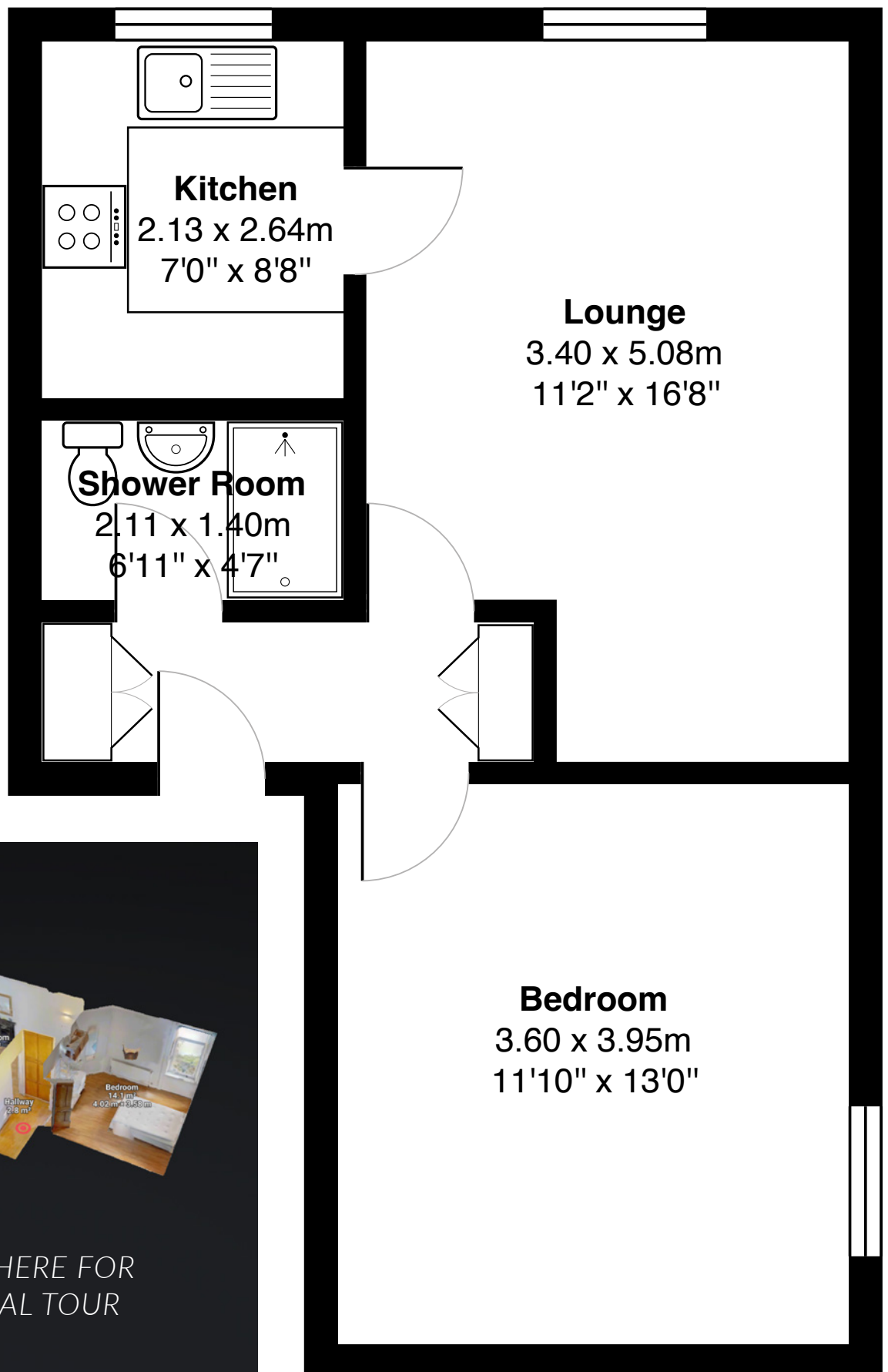




The Bedroom







Gross internal floor area (m²): 44m²

EPC Rating: C



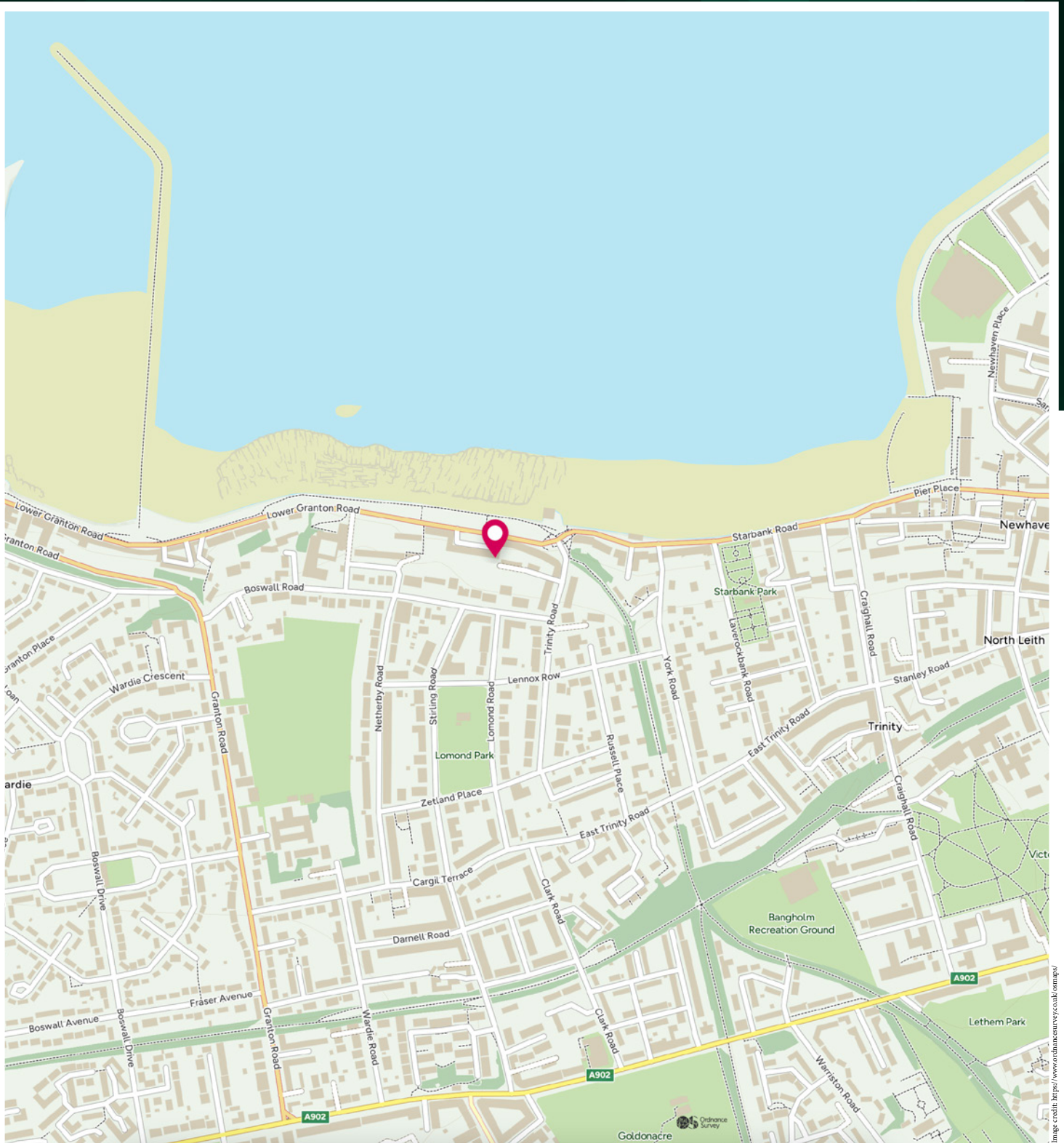


Granton is a district located in the north of Edinburgh and has some excellent local shopping facilities. There are several parks and green spaces in the area, providing recreational options for residents and visitors alike. Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away. Forthquarter Park provides another pleasant destination for a Sunday afternoon walk.

Edinburgh College and Craigroyston High School are nearby and provide numerous community activities, courses, and evening classes. 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.

Nearby Newhaven, offers a delightful coastal retreat close to the vibrant city. With its recent integration into the Edinburgh tram network, Newhaven provides convenient transportation with frequent services to the city centre and airport. Additionally, regular bus services connect Granton and Newhaven to the surrounding areas and the bustling city centre.

The Location



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Available**



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Text and description
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