



# 366/3 West Granton Road

EDINBURGH, EH5 1FE

An excellent opportunity has arisen to acquire this modern, two-bedroom flat, well situated in the Waterfront/Granton area of Edinburgh.

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

The master bedroom benefits from a double built-in mirrored wardrobe. There is also a further spacious bedroom. The partially tiled bathroom with shower completes the accommodation. The development includes an on-site communal gym, bike store and recycling point.

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.

  
Solicitors & Estate Agents

0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



Text and description  
**BEN STEWART CLARK**  
Surveyor



Professional photography  
**ROSS MCBRIDE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer



# Floor Plan & Dimensions

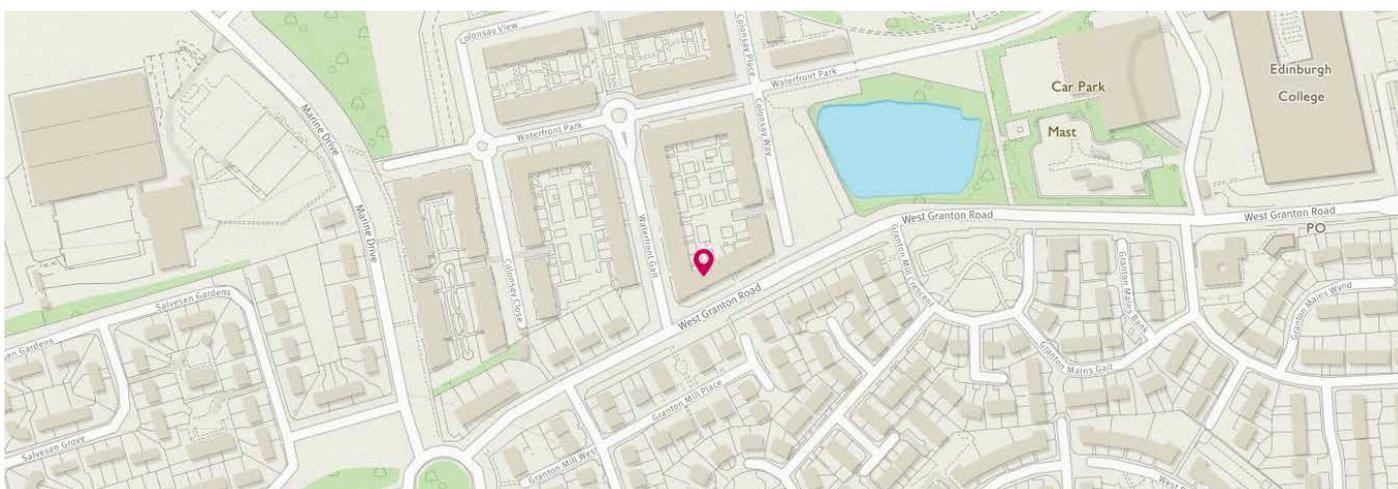
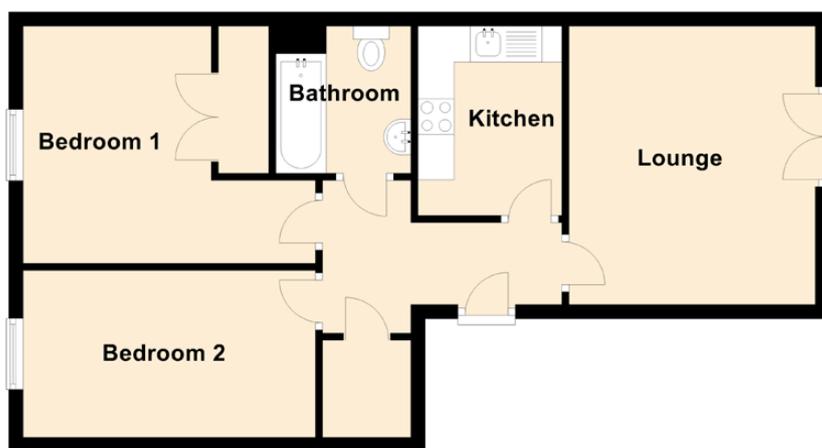
EXTRAS AND LOCATION MAP

Approximate Dimensions  
(Taken from the widest point)

Lounge	3.90m (12'10") x 3.43m (11'3")
Kitchen	2.65m (8'8") x 2.00m (6'7")
Bedroom 1	4.07m (13'4") x 3.32m (10'11")
Bedroom 2	4.07m (13'4") x 2.34m (7'8")
Bathroom	2.06m (6'9") x 1.88m (6'2")

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup>

EPC Rating: B



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