

# 215/4 Granton Road

GRANTON, EDINBURGH, EH5 1HD



*IDEAL FIRST-TIME-BUY OR SOUND  
BUY-TO-LET INVESTMENT*



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McEwan Fraser Legal is delighted to present this immaculate two-bedroom flat to the market. The property is in walk-in condition and offered to the market chain free. Internally, this flat has excellent proportions and would be an ideal first-time-buy or sound buy-to-let investment.

Inside, it briefly comprises:

- Spacious open-plan living area with west-facing Juliet balcony
- Fully equipped, kitchen which has a mixture of integrated and free-standing appliances
- A modern shower room with a large walk-in shower
- Two well-proportioned double bedrooms with an en-suite to the master

In addition, the property includes a secure entry system; underground parking; gas central heating; double glazing; and access to communal secure bike sheds. Viewing is essential to fully appreciate the property and its superb location on the border of Granton and Trinity.

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**Bedroom 1**





**Bedroom 2**



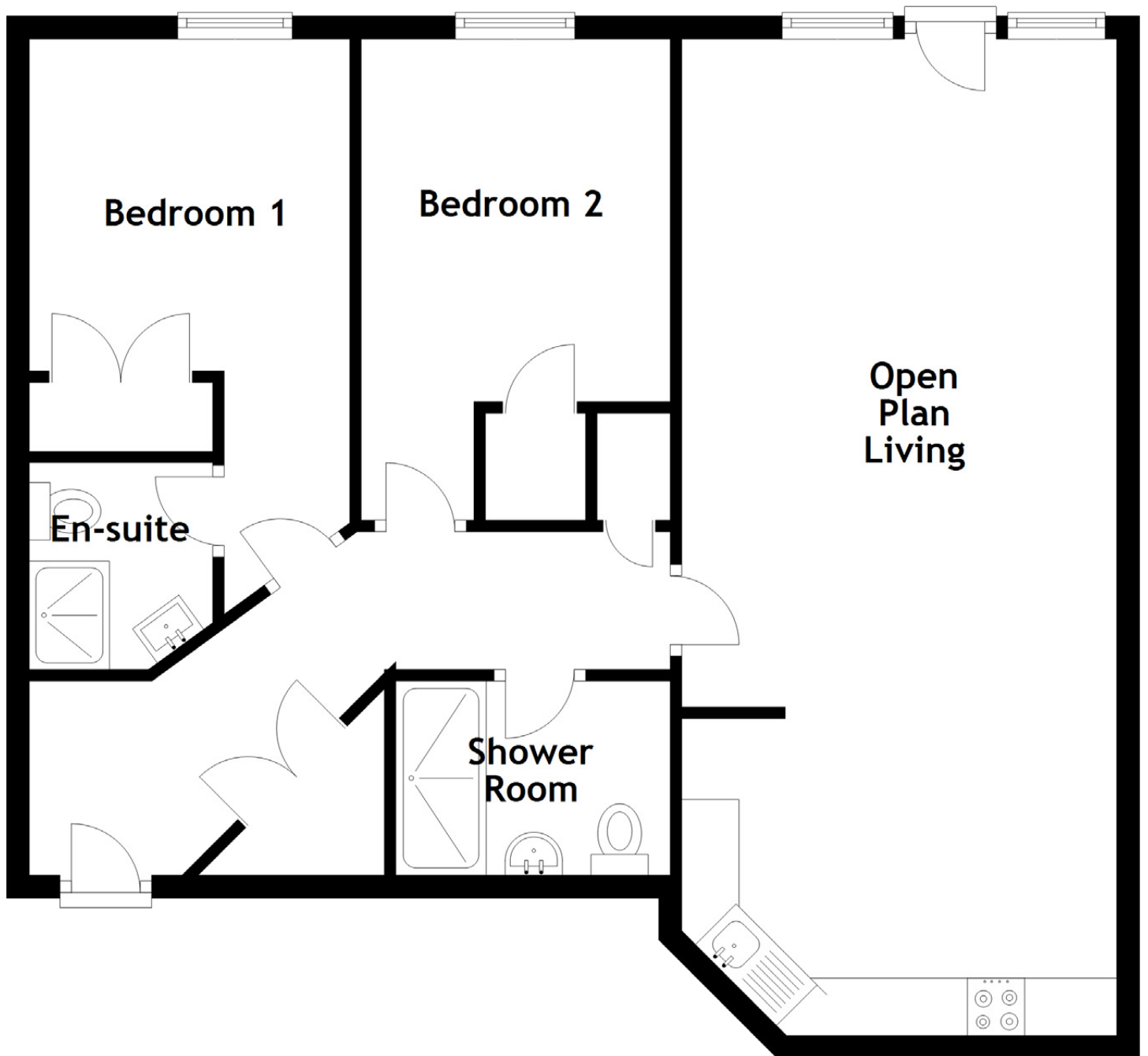


**SHOWER ROOM**



**EN-SUITE**





Approximate Dimensions

(Taken from the widest point)

Open Plan Living 8.70m (28'6") x 3.80m (12'5")

Bedroom 1 2.90m (9'6") x 2.80m (9'2")

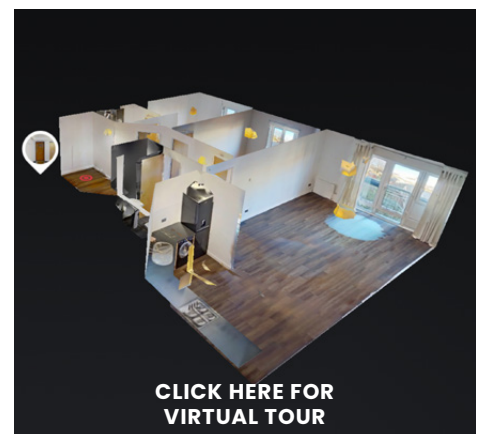
En-suite 1.80m (5'11") x 1.60m (5'3")

Bedroom 2 3.17m (10'5") x 2.70m (8'10")

Shower Room 2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>

EPC Rating: B

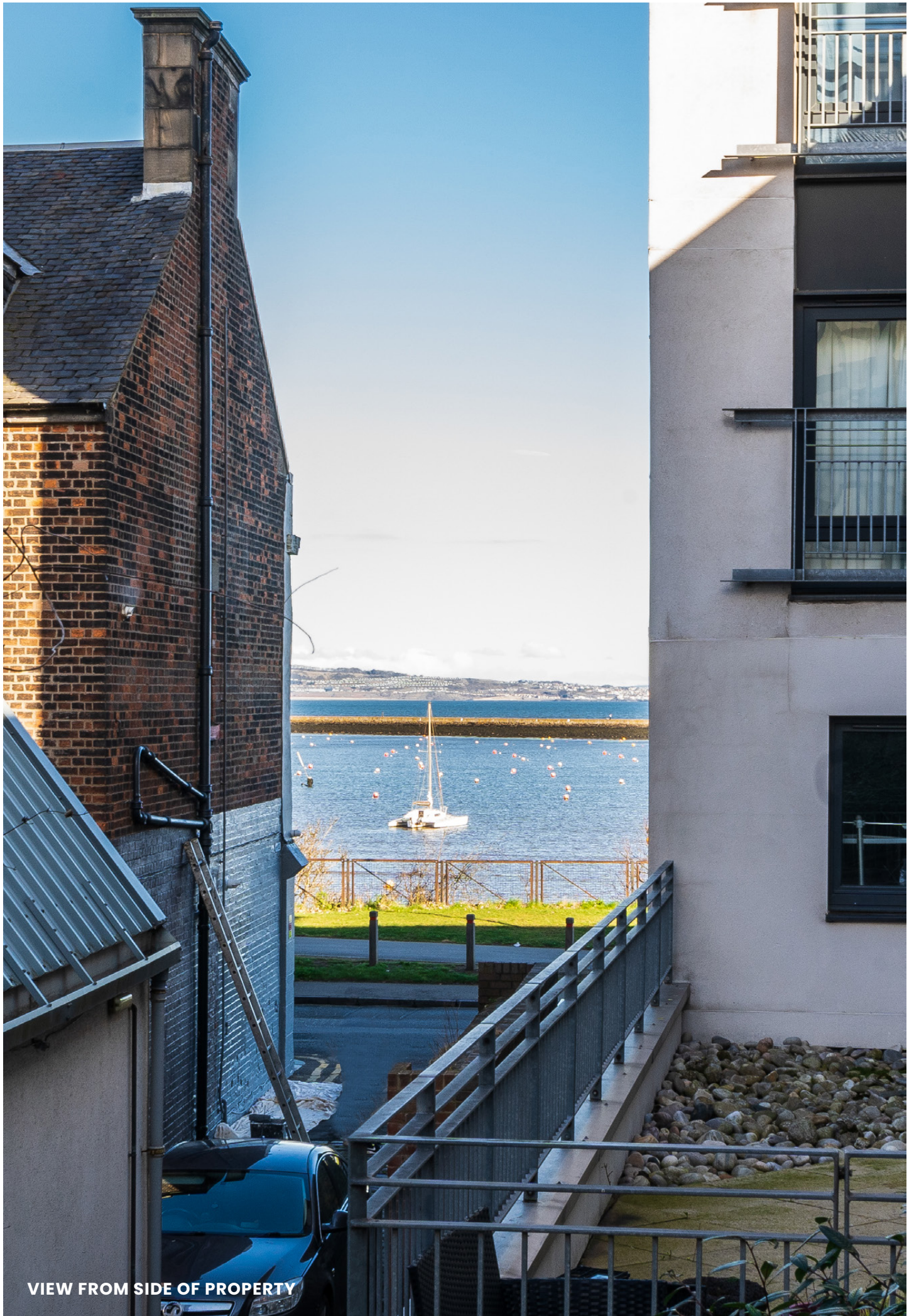


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**UNDRGROUND PARKING**

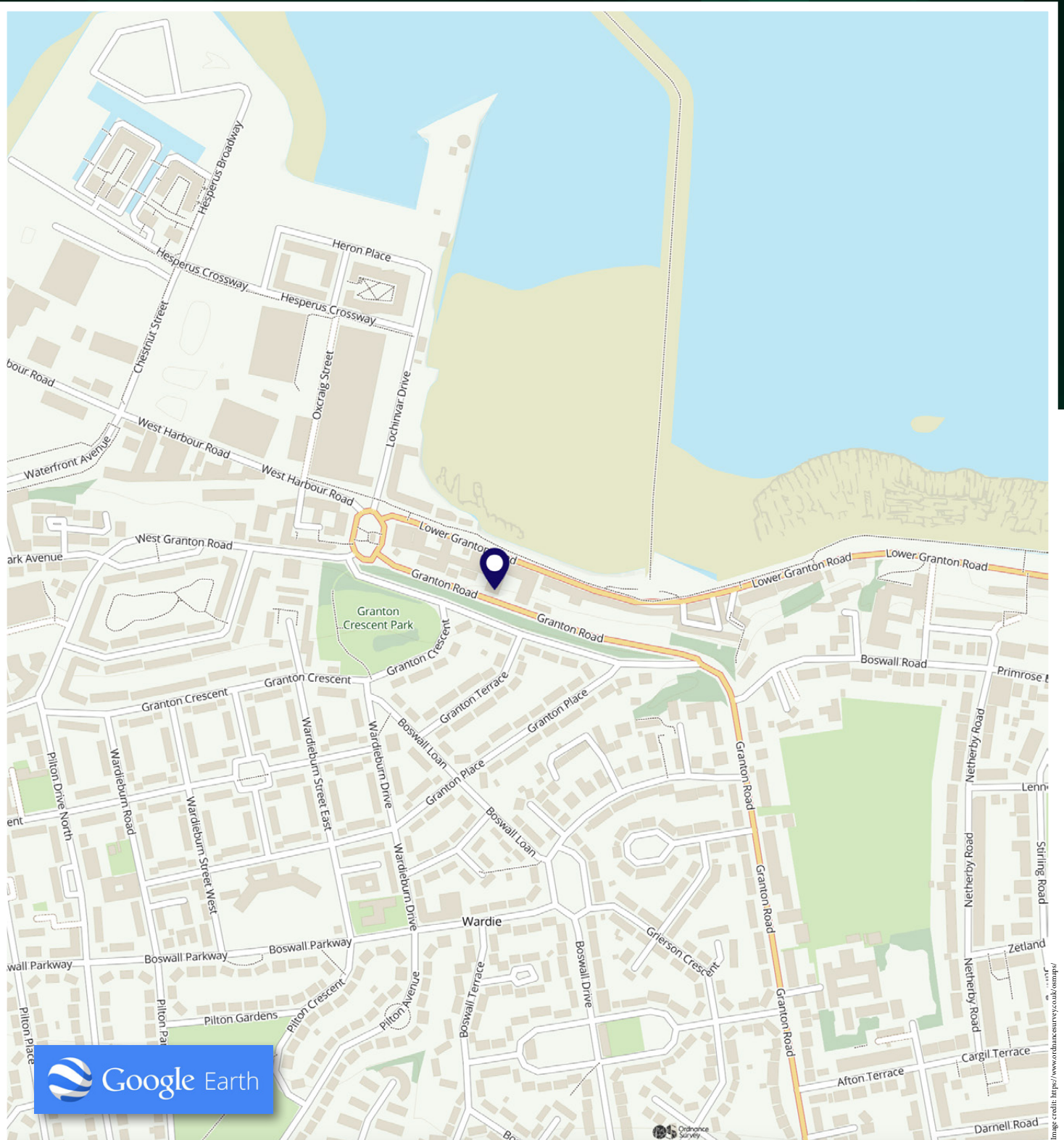


VIEW FROM SIDE OF PROPERTY



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. Thanks to its northerly location, 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.

## The Location



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