

231/1 West Granton Road

GRANTON, EDINBURGH, EH5 1JG



*TWO BEDROOM GROUND FLOOR FLAT BENEFITING
FROM DOUBLE GLAZING AND GAS CENTRAL HEATING*



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This two bedroom ground floor flat offered for sale forms part of a block of six properties and provides well-proportioned accommodation benefiting from double glazing and gas central heating.

Patio doors in the public room open out onto a private front garden. There are also shared grounds to the rear of the building. A range of storage units is fitted within the kitchen and the rear door allows direct access to the shared rear gardens. The bathroom requires refurbishment.

- Entrance hall with cupboard space
- Living/dining room with patio doors to the front garden
- Fitted kitchen
- Two double bedrooms
- Shower-room
- Gas central heating
- Double glazing
- Private front garden
- Shared rear grounds
- On-street parking

The property is sold as seen.



the lounge





the kitchen



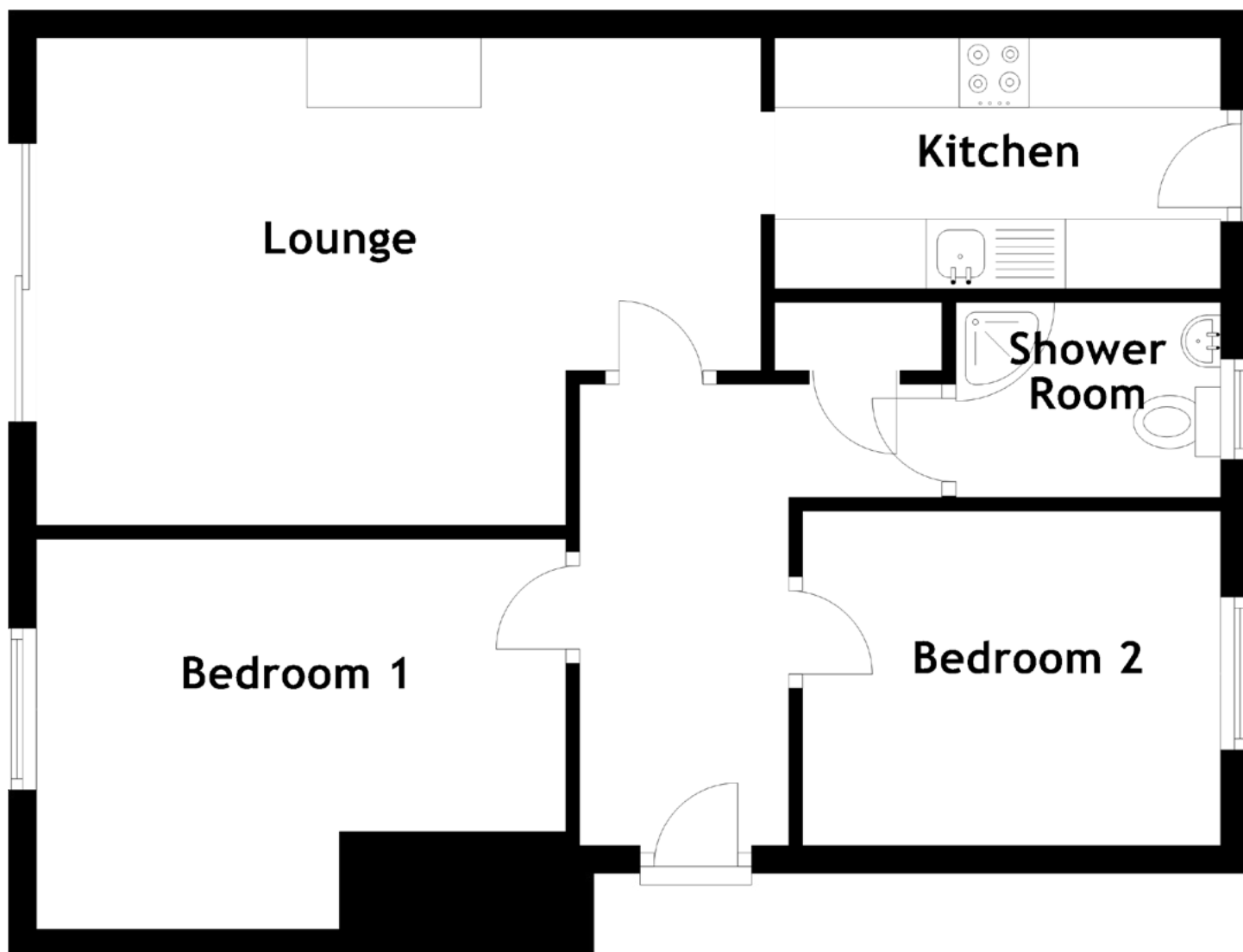
the bedrooms





shower room





Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.50m (11'6")
Kitchen	3.20m (10'6") x 1.80m (5'11")
Bedroom 1	3.80m (12'6") x 2.80m (9'2")
Bedroom 2	3.00m (9'10") x 2.40m (7'10")
Shower Room	1.90m (6'3") x 1.40m (4'7")

Gross internal floor area (m²): 51m²

EPC Rating: C



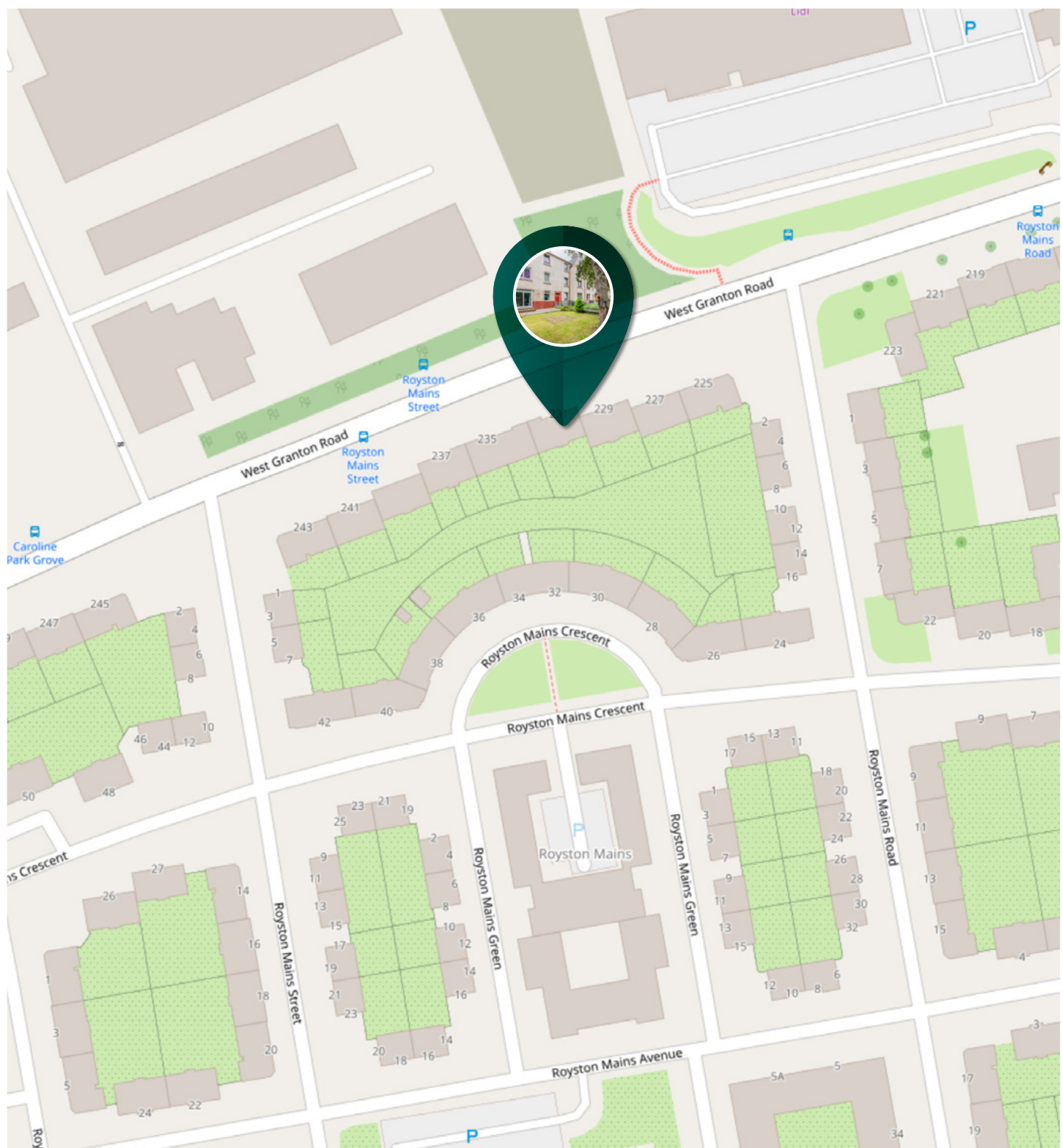
rear garden





Granton, in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour. Shopping is well catered for locally and there is a nearby Lidl store, a 24-hour ASDA at Newhaven, a Sainsbury at Craighleith and Morrisons off the Ferry Road. More extensive facilities can be found at Ocean Terminal or Davidsons Mains. Leisure facilities nearby include a choice of golf courses, the David Lloyd Health Club and Ainslie Park Leisure Centre. There is also cycle path access to most of Edinburgh including a waterfront cycle to Cramond, where there is a lovely beach. Both Inverleith Park and the Royal Botanical Gardens are both within easy reach. Schooling is available from nursery to senior level and Edinburgh College is close by. A regular bus service operates to the City Centre and surrounding areas and there is quick access to the Forth Road Bridge and City Bypass.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JUDY SHIELDS
Surveyor



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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