

Flat 3, 358 West Granton Road

GRANTON, EDINBURGH, EH5 1FE



*SPACIOUS TWO BEDROOM FLAT IN THIS POPULAR
DEVELOPMENT IN GRANTON*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this bedroom two bedroom flat to the market. The property is in walk-in condition having been well maintained by the current owner. Inside, the property comprises of:

- Fully equipped kitchen which has a mixture of integrated and free-standing appliances
- Spacious living area with south facing Juliet balcony
- Two well proportioned double bedrooms of which the master includes built in storage space
- The modern three-piece bathroom is and fitted with mains bath and electric shower

In addition to this, the property includes underground parking, modern gas combination Worcester boiler which comes with a nest thermostat, secure courtyard to the rear as well as access to a residents gym which is included in the factor costs and last but not least there are communal secure bike sheds.

Flat 3, 358 West Granton Road

the lounge





the kitchen





bedroom 1





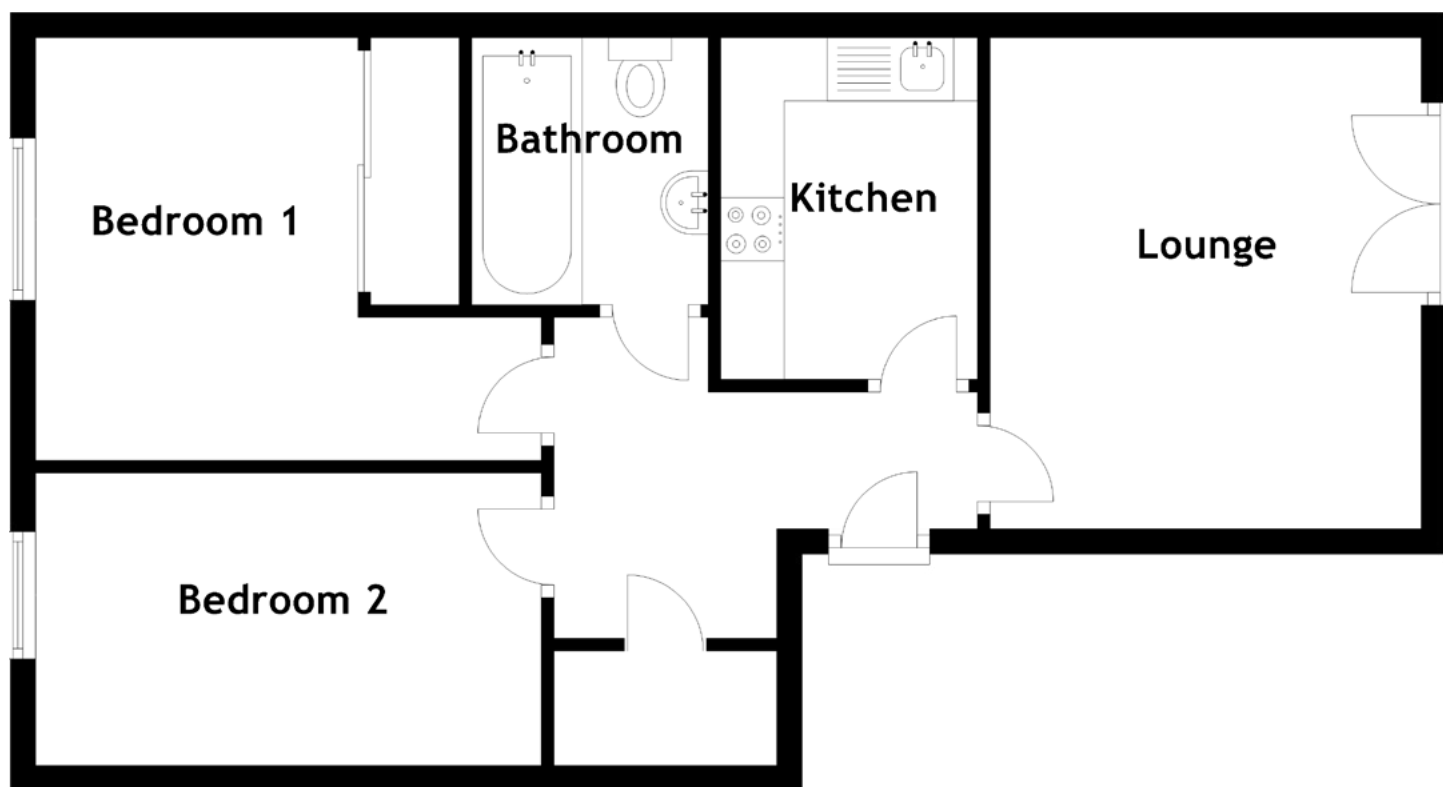
bedroom 2





the bathroom





Approximate Dimensions
(Taken from the widest point)

Lounge	3.88m (12'9") x 3.41m (11'2")	Bathroom	2.11m (6'11") x 1.87m (6'2")
Kitchen	2.70m (8'10") x 2.03m (6'8")	Gross internal floor area (m ²): 53m ² EPC Rating: B	
Bedroom 1	4.06m (13'4") x 3.34m (10'11")		
Bedroom 2	4.05m (13'3") x 2.31m (7'7")		

Floor Plan



communal area





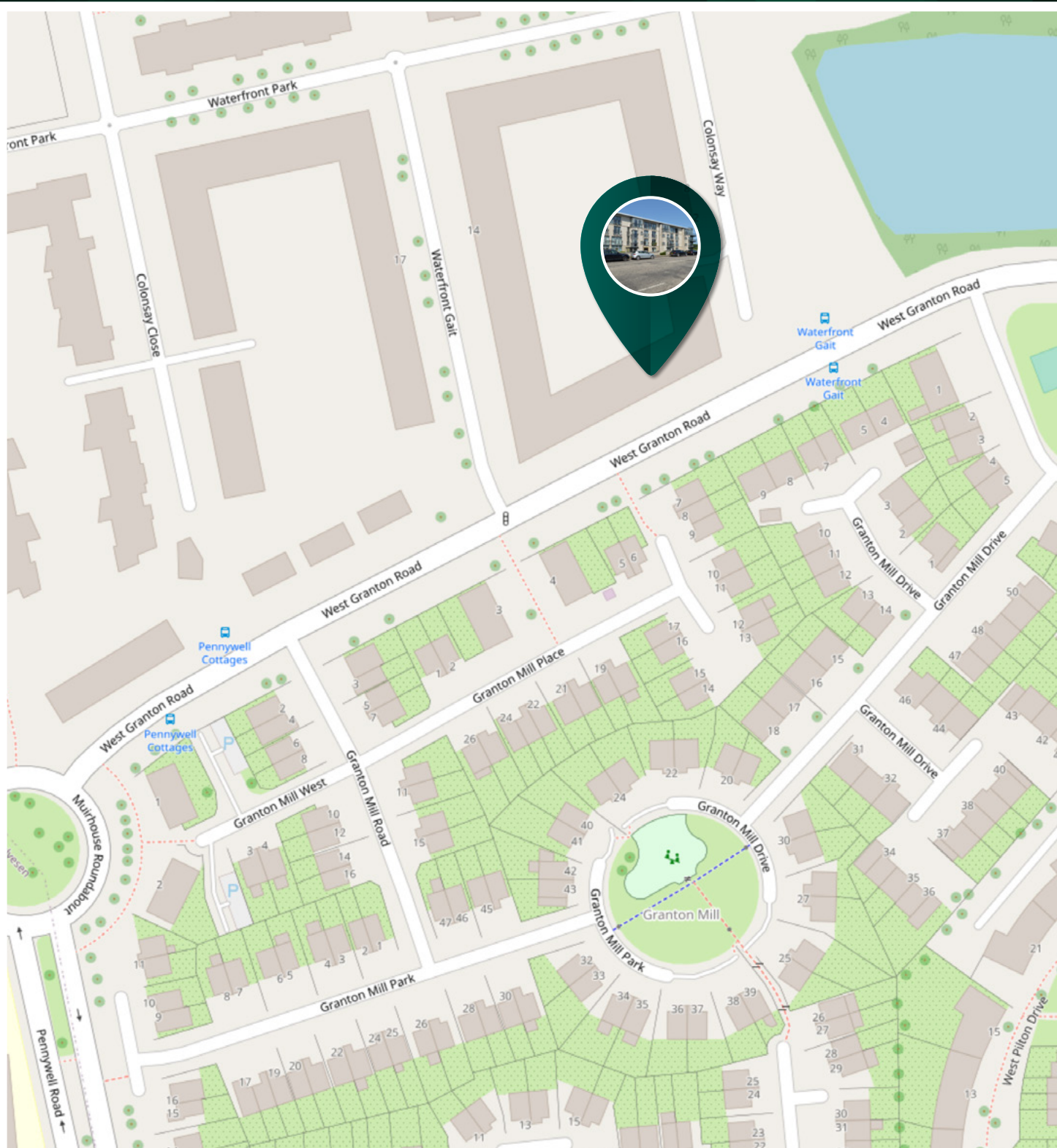
West Granton Road is set within this modern development, conveniently placed close by to Cramond shore and only 5 minutes walk to the foreshore promenade. There are excellent nearby amenities including a Morrisons superstore just five minutes walk away on West Granton Road, the open spaces of Inverleith Park and the Royal Botanic Garden, and the recreational activities available at the Ainslie Centre situated nearby to the property. A little further afield the charming shops and cafes of Stockbridge are within easy reach, and the city centre is just a short bus journey away. The property is also ideally located for those travelling further, as there is good road access to the Forth Road Bridge, M8 and Edinburgh Airport.

The Location



The Location





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.