




McEwan Fraser Legal

Solicitors & Estate Agents

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25/4 Lower Granton Road

GRANTON, EDINBURGH, EH5 3RT



Granton Edinburgh

EH5 3RT

Granton features excellent local shopping facilities including a Post Office and banking facilities. Nearby Newhaven and Ocean Terminal have numerous bars and restaurants and there is also a twenty-four hour Asda and a David Lloyd Leisure Centre.

Open-air recreational facilities include Inverleith Park and the Royal Botanic Gardens which are only a five to ten-minute drive away, whilst it is a simple matter to walk over to the Cramond/Granton Foreshore and Granton Harbour itself. A three hundred berth marina, residential, retail and hotel development has just been approved, and it is expected to be completed by 2019.

The bus service into town is excellent with services running every ten minutes (at peak times) into the city centre.

Edinburgh College and Craigroyston High School are an even shorter walk away and provide numerous community activities, courses and evening classes.

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An excellent opportunity has arisen to acquire this highly desirable one-bedroom first-floor flat, making for an ideal first-time buyer or buy-to-let opportunity, while being well located within the popular Granton area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway with a large shelved storage cupboard, a partially tiled, open plan lounge/kitchen which benefits from a feature electric fire including surround, an integrated four-ring gas hob/double oven, extractor hood, under-unit lighting, a storage cupboard which also houses the boiler and a large utility cupboard.

There is also a spacious double bedroom with a built-in wardrobe and a three-piece, partially tiled bathroom with an overhead shower.

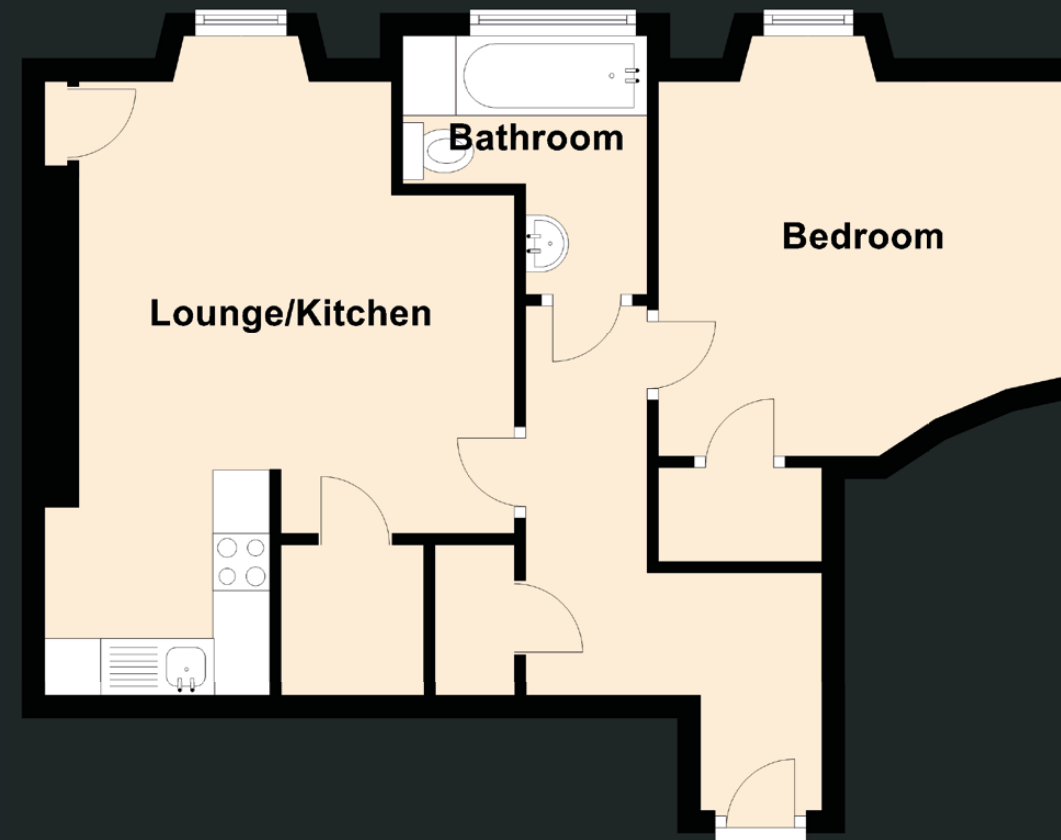
This property also benefits from secure door entry system, gas central heating, full double glazing, a communal rear garden, accessed via the stairway and more than adequate un-restricted on-street parking to accommodate for visitors.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

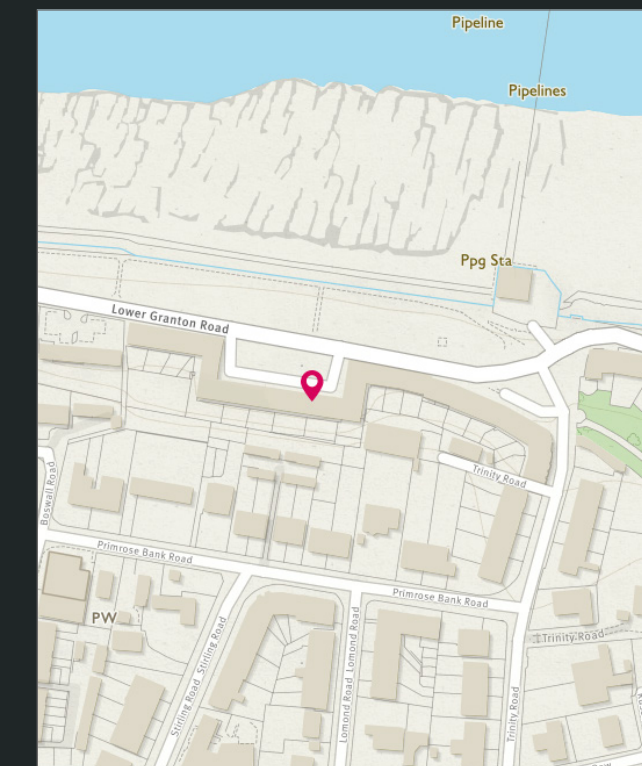


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.40m (17'9") x 4.20m (13'9")
Bedroom	3.58m (11'9") x 3.30m (10'10")
Bathroom	2.15m (7'1") x 2.00m (6'7")

Gross internal floor area (m²): 44m² | EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.






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Surveyor



Professional photography
ROSS MCBRIDE
Photographer



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ALLY CLARK
Designer