




McEwan Fraser Legal
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8/11 Marine Drive, Granton

EDINBURGH, EH5 1FD



Granton has many local shopping facilities including a newsagent, hot food takeaways and a Lidl supermarket. The property is also ideally placed for ease of access to the nearby Morrisons supermarket.

Regular bus services are available closeby enabling ready access to the city centre and beyond. For commuters access is available

westwards to the City Bypass, motorway network, Forth Road Bridge and Edinburgh International Airport.

For those who are keen on open-air recreational facilities, Inverleith Park and the Royal Botanic Gardens are only a five-minute drive away, whilst it is a simple matter to walk over to the Cramond, Granton Foreshore and Granton

Harbour itself. Ainslie Park Leisure Centre is within walking distance and here you will find a swimming pool, five-a-side football facilities, weights room, sauna, cafeteria and bar.

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





McEwan Fraser Legal is delighted to present this modern one-bedroom top flat with balcony in Granton. The property is in excellent condition and ready to move in. The property showcases some fine views away to the north and west of the capital with good transport links to and from the city.

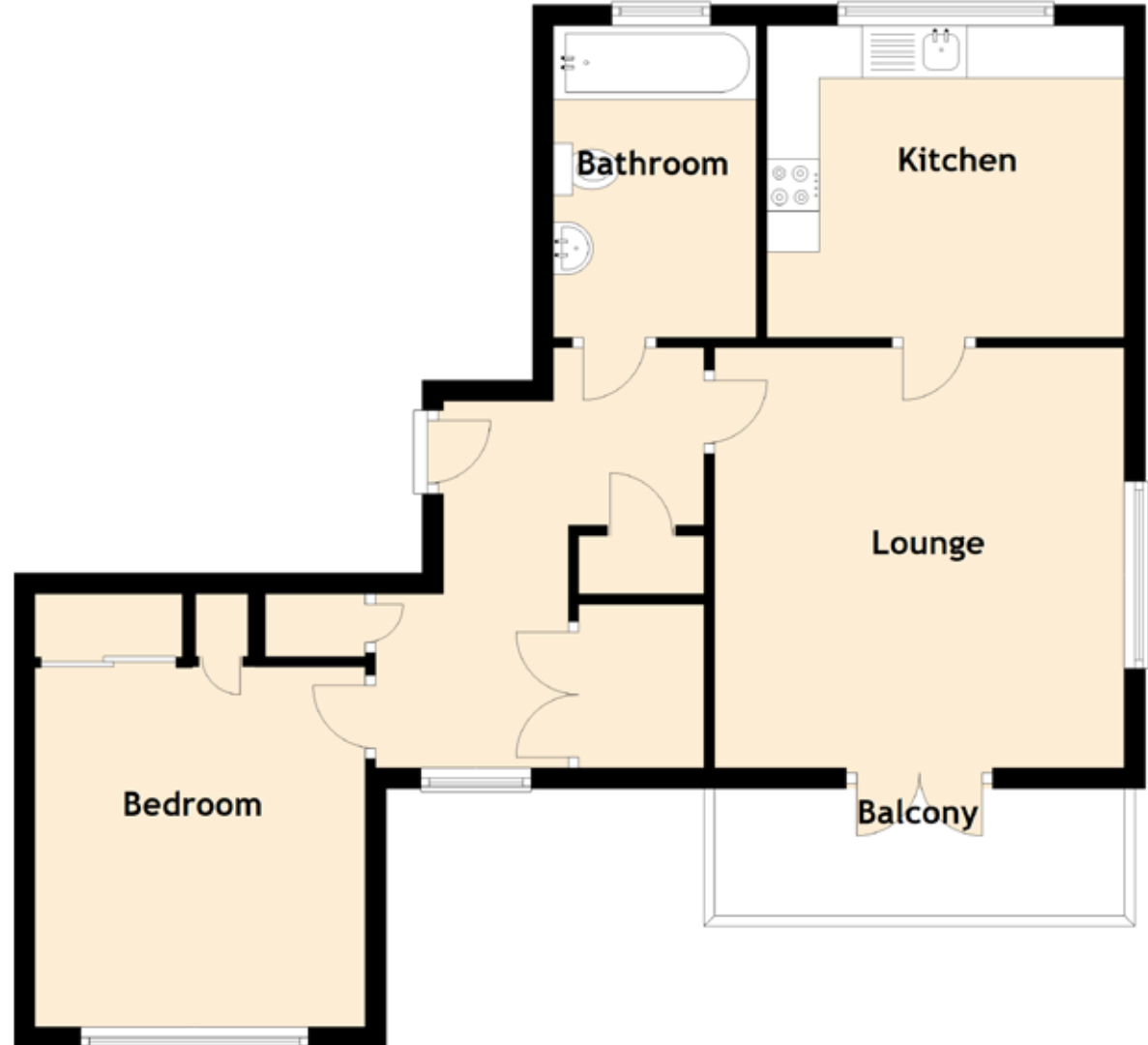
In more detail, the property consists of a

welcoming hallway with ample storage. The bright and airy lounge allows for free standing furniture and different furniture configurations. Access to the balcony providing excellent views across the city can also be found in the lounge. The kitchen comes with floor to ceiling units, hob, hood, oven, space for fridge freezer, washing machine, dishwasher and dining table. The bedroom allows for free standing furniture

and different configurations as well as built-in storage. The bathroom completes the property internally with shower from mains over bath, wash hand basin and WC.

The property also benefits from gas central heating, double glazing and secure door entry system. Early viewing is highly recommended.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.02m (13'2") x 3.92m (12'10")
Kitchen	3.42m (11'3") x 2.98m (9'9")
Bedroom	3.74m (12'3") x 3.16m (10'4")
Bathroom	2.98m (9'9") x 1.94m (6'4")

Gross internal floor area (m²): 58m²
EPC Rating: C





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