




McEwan Fraser Legal

Solicitors & Estate Agents

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51/4 Granton Crescent

EDINBURGH, EH5 1EN



THE LOCATION, GRANTON

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Granton has many excellent local shopping facilities including a Post Office and banking facilities. However, should these facilities prove insufficient, it is a simple matter to travel either to Davidson's Mains or to Comely Bank. Both areas are considered to be excellent suburban shopping centres and have a large branch of Tesco and Waitrose respectively.

For those who prefer open-air recreational facilities, Inverleith Park and the Royal Botanic Gardens 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.

Locally, 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.



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Internally this accommodation is in need of some cosmetic upgrading. Consisting of an entrance hallway with storage cupboards and access to all the rooms. The spacious lounge which features large windows to the front that flood the room with natural light. The kitchen overlooks the rear and comes with ample floor and wall-based storage units. Two spacious double bedrooms are spacious enough for a variety of furniture configurations and the three-piece bathroom completes the rooms.

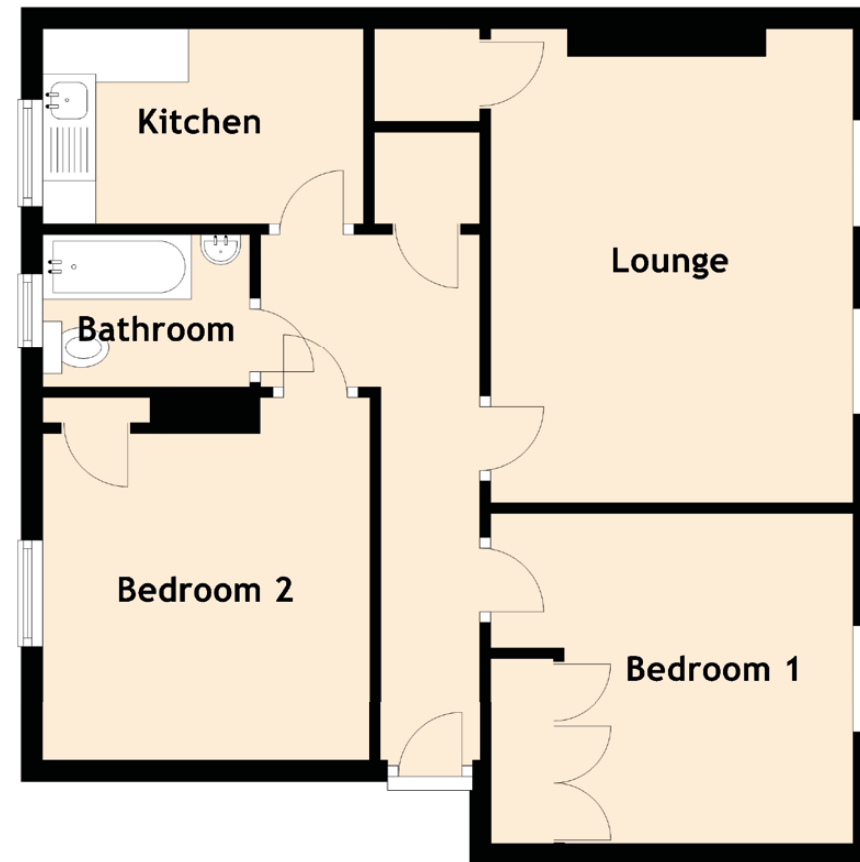
This property further benefits from a communal garden, double glazing throughout as well as gas central heating, making for a cosy yet cost-effective home all year round.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

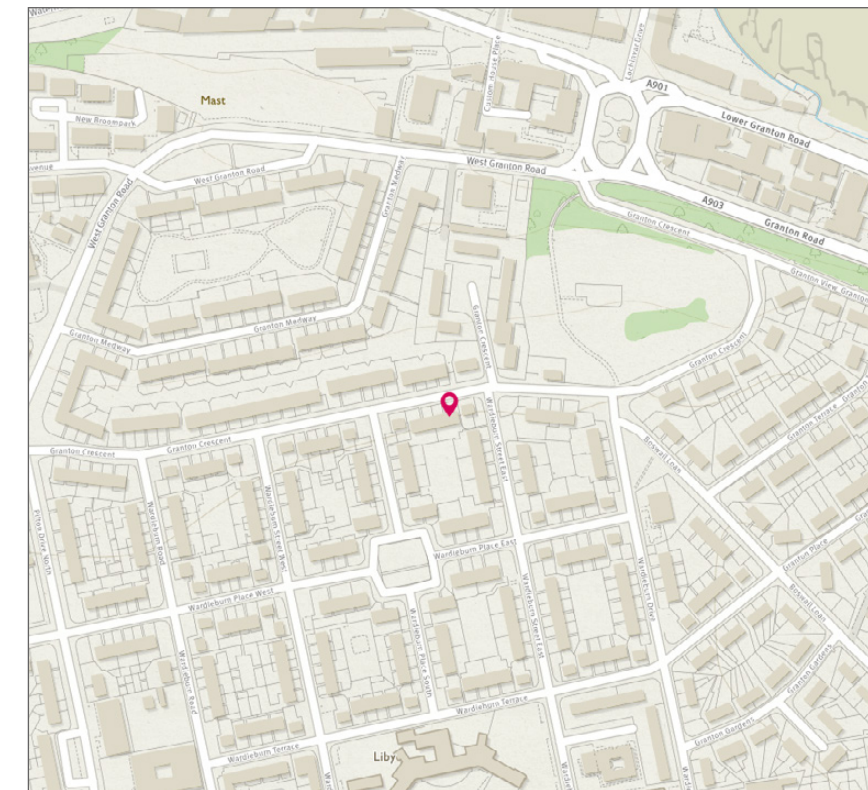


Approximate Dimensions (Taken from the widest point)

| | |
|-----------|-------------------------------|
| Lounge | 4.46m (14'8") x 3.41m (11'2") |
| Kitchen | 3.02m (9'11") x 1.83m (6') |
| Bedroom 1 | 3.41m (11'2") x 3.10m (10'2") |
| Bedroom 2 | 3.41m (11'2") x 3.08m (10'1") |
| Bathroom | 1.95m (6'5") x 1.44m (4'9") |

Gross internal floor area (m²): 57m² | EPC Rating: C

Extras (Included in the sale): All fixtures, fittings, floors coverings and appliances.






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**Part
 Exchange
 Available**

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Text and description
GARY WALES
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
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