

3,31 West Granton Road

EDINBURGH, EH5 1HN



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Impeccable three bed apartment in an ever
popular local, incredible views*



McEwan Fraser Legal is delighted to present this three-bedroom upper flat in the ever-popular Granton Area. The property is in walk-in condition having been incredibly well looked after by its current owner.

THE LOUNGE



Inside, the property comprises:

- A very spacious lounge with some of the most breathtaking views in the city.
- Fully equipped kitchen which is in excellent condition and is fitted with gas hob, a fan oven and striking worktops. There is further space for free standing appliances.

THE KITCHEN





- A modern bathroom which is fitted with a mains shower over the bath and is partially tiled.
- Three spacious double bedrooms, all very well proportioned - with plenty of room for free standing furniture.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



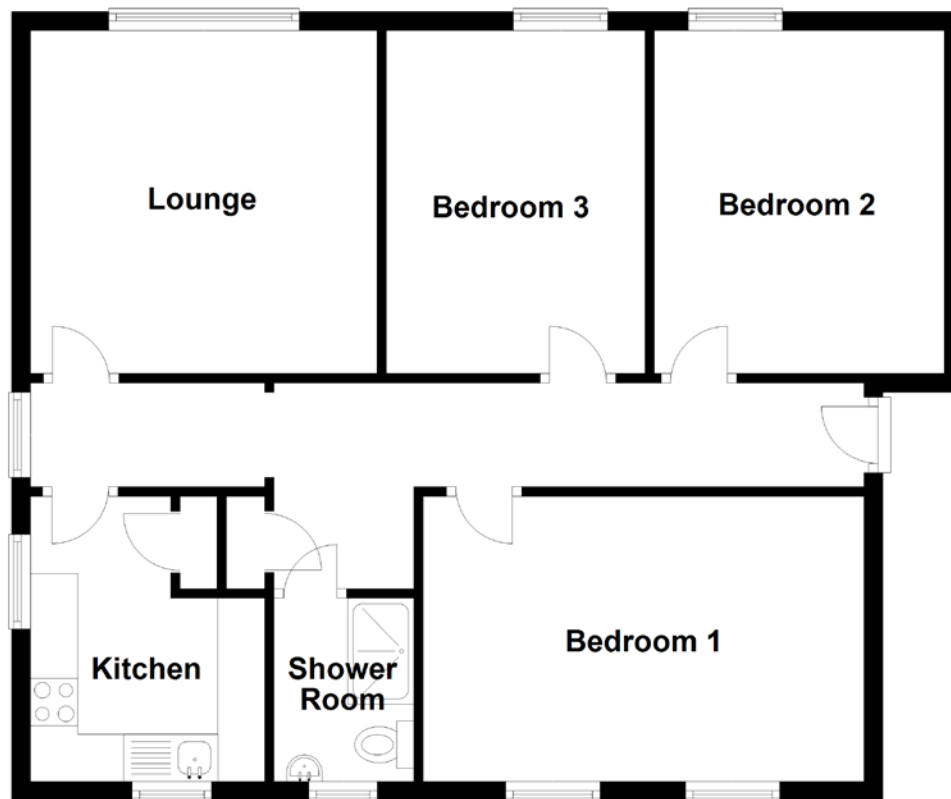
Externally, there is a private garden which is a real sun trap, the perfect place to relax in the warmer months. In addition, the property includes free on-street parking for residents and visitors alike. The apartment also comes with a modern gas combi boiler and double glazing throughout making a warm home year-round.

This is an excellent opportunity to acquire 'a walk-in condition' property which would also make a very good Buy To Let Investment. Early viewing is advised.

THE GARDEN & VIEW



FLOOR PLAN, DIMENSIONS & MAP



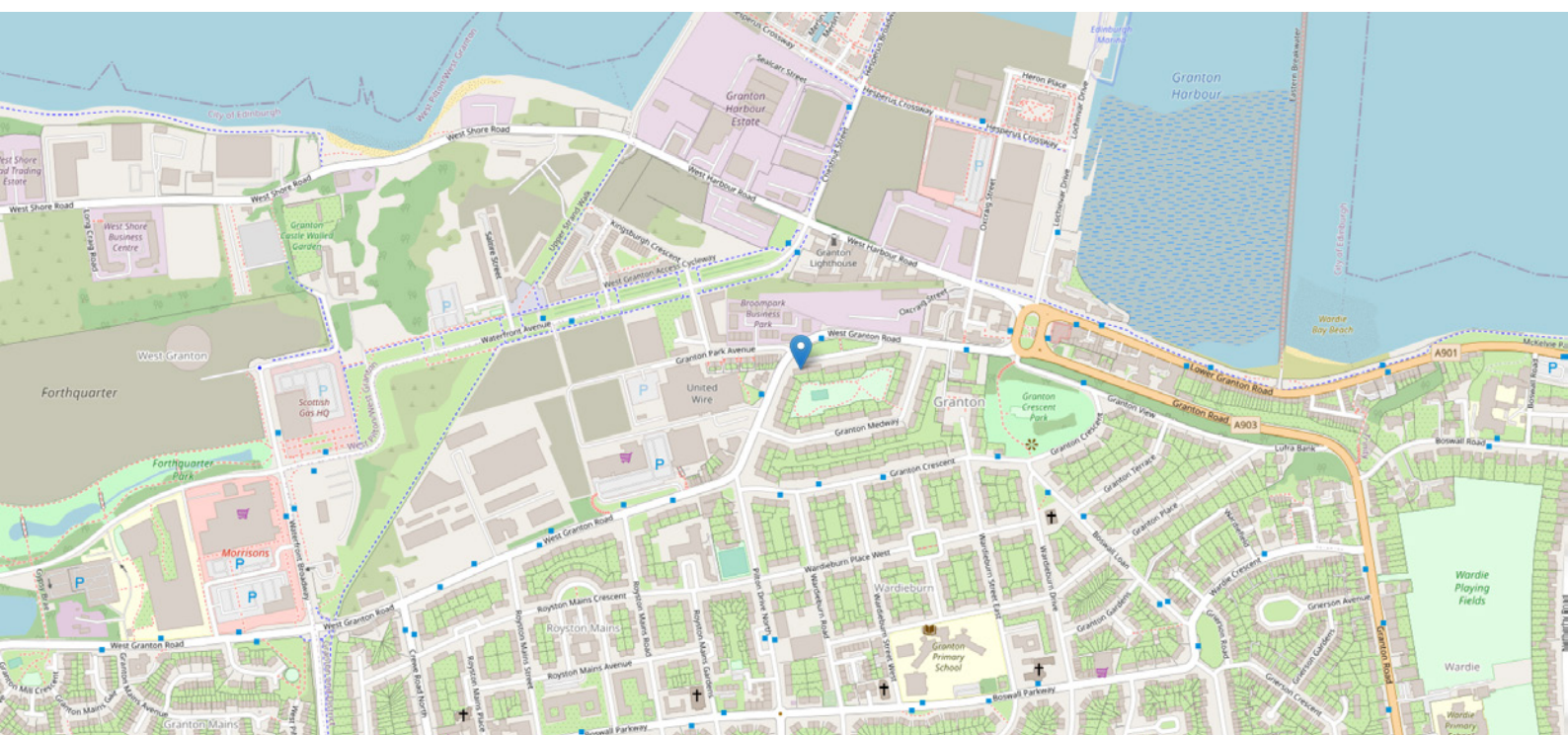
Approximate Dimensions
(Taken from the widest point)

Lounge 3.67m (12') x 3.63m (11'11")
Kitchen 2.48m (8'2") x 2.29m (7'6")
Shower Room 1.94m (6'4") x 1.48m (4'10")
Bedroom 1 4.67m (15'4") x 3.02m (9'11")

Bedroom 2 3.63m (11'11") x 3.07m (10'1")
Bedroom 3 3.63m (11'11") x 2.74m (9')

Gross internal floor area (m²): 76m²
EPC Rating: C

Buyer's Premium Value: £3195.00



THE LOCATION

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.

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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