

Flat 2, 360 West Granton Road

GRANTON, EDINBURGH, EH5 1FE



*SPACIOUS AND MODERN TWO
BEDROOM FLAT IN GRANTON*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Edinburgh's popular Granton area.

Inside, the property comprises of:

- Spacious living area which is flooded with natural light due to the large windows.
- Fully equipped kitchen is served with hob, fan oven and free-standing white goods appliances.
- Spacious two double bedrooms of which both have ample space for free-standing furniture.
- Generously proportioned three-piece bathroom suite with a shower over the bath.

In addition to this the property has gas central heating and modern double glazing, making for a warm and cost-effective home, year-round. The property also has access to a secure underground car park, and a communal gym.







Bedroom 1

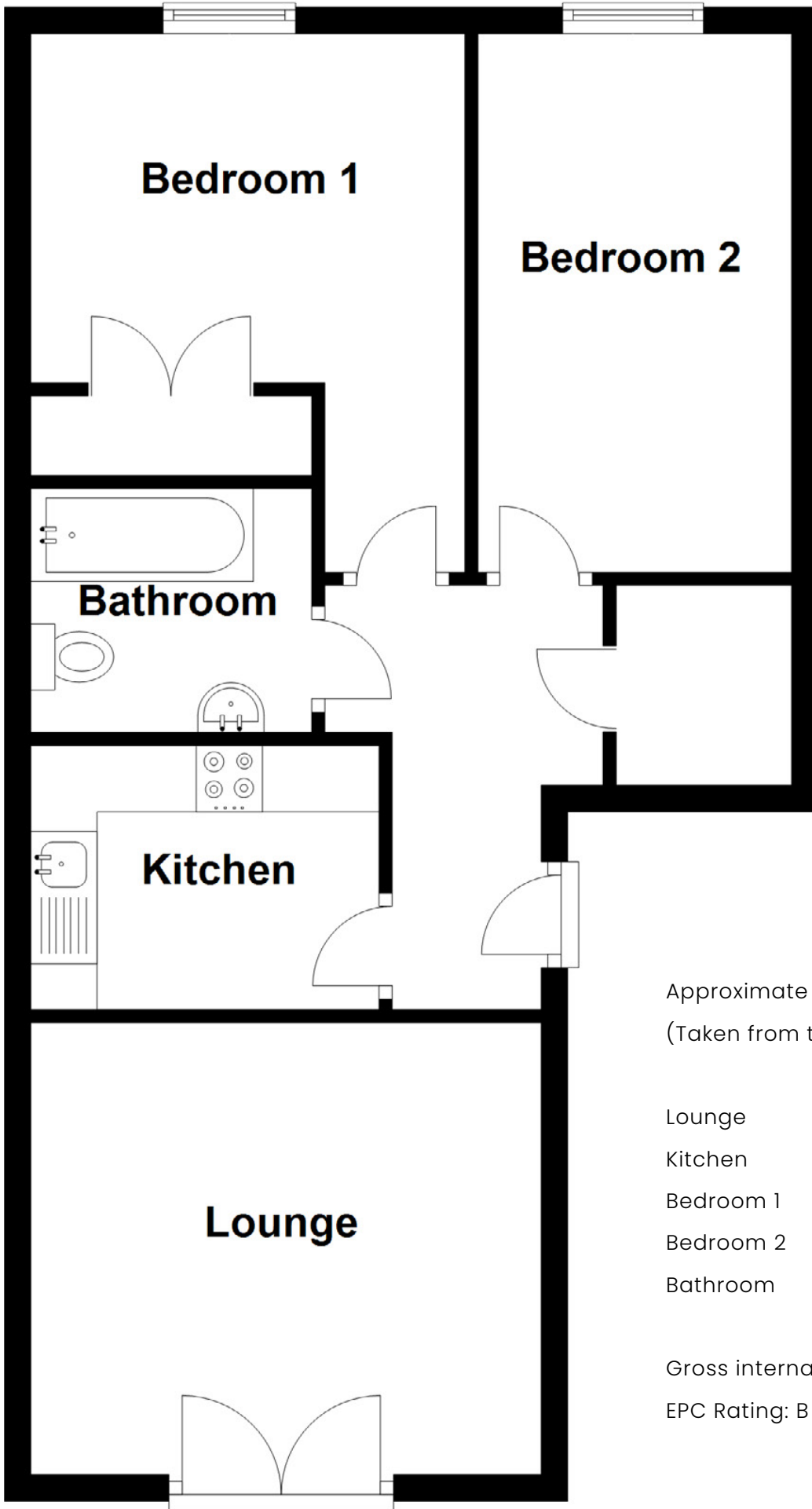




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	3.85m (12'8") x 3.41m (11'2")
Kitchen	2.63m (8'8") x 1.99m (6'6")
Bedroom 1	4.07m (13'4") x 3.28m (10'9")
Bedroom 2	4.07m (13'4") x 2.37m (7'9")
Bathroom	2.12m (7') x 1.84m (6')

Gross internal floor area (m²): 50m²

EPC Rating: B





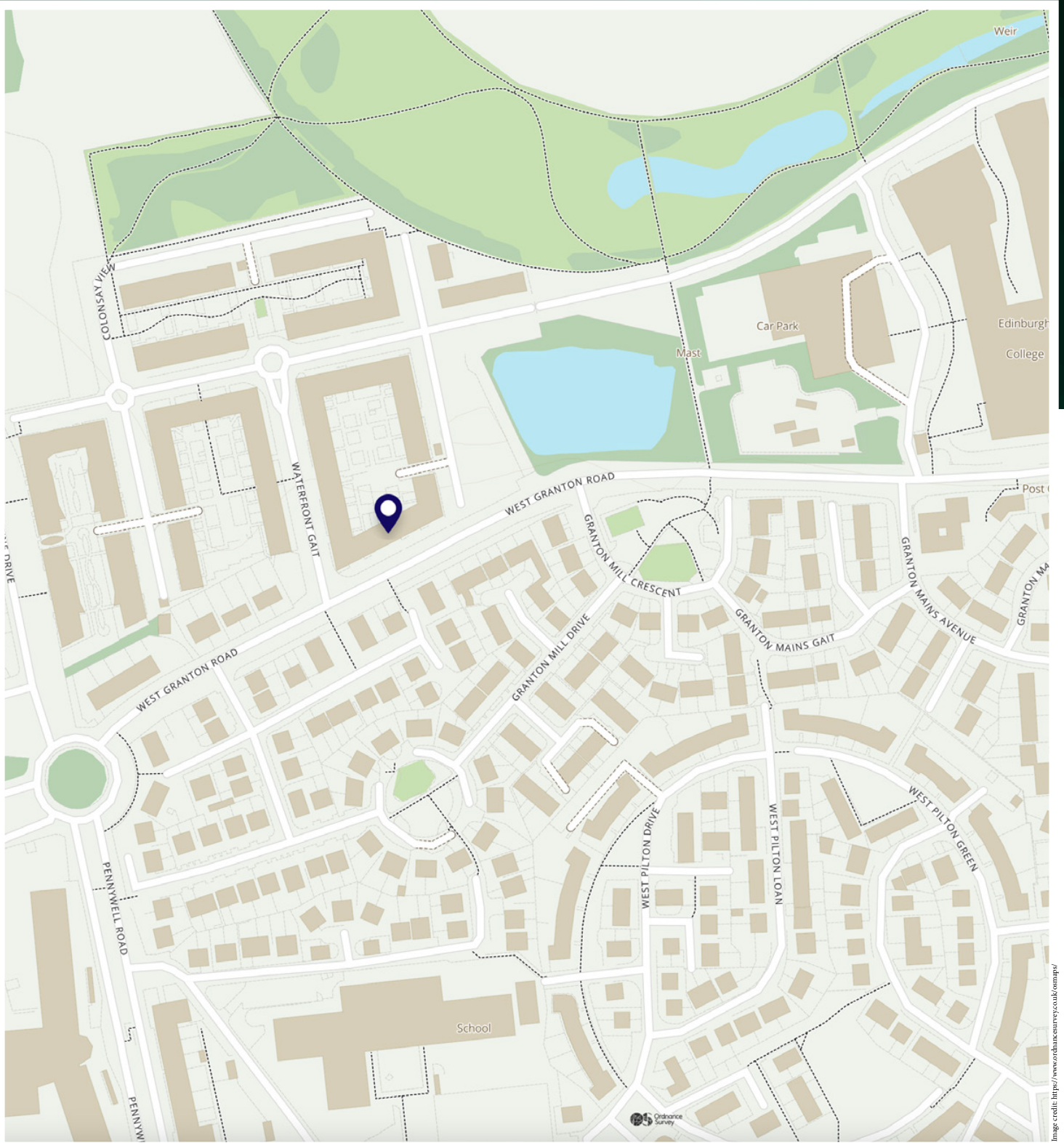
FORTHQUARTER PARK

Granton is a district located in the north of Edinburgh and has some excellent local shopping facilities. There are several parks and green spaces in the area, providing recreational options for residents and visitors alike.

Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away. The development is situated close to Granton Harbour, offering views of the Firth of Forth and opportunities for leisure activities along the promenade. Forthquarter Park provides another pleasant destination for a Sunday afternoon walk.

Edinburgh College and Craigroyston High School are nearby and provide numerous community activities, courses, and evening classes. 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.

The Location



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Exchange
Available



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Text and description
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