




McEwan Fraser Legal
Solicitors & Estate Agents
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Flat 1, 19 West Granton Road

GRANTON, EDINBURGH, EH5 1HN



Granton Edinburgh

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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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Internally this accommodation is in good decorative order.

The property briefly consists of an entrance hallway including storage cupboards. The hallway leads into the spacious lounge which opens up into the kitchen is spacious and comes partially tiled, featuring multiple floor and wall-based storage units, an oven with a gas hob and free-standing appliances.

Featuring three spacious bedrooms, all of which are double, however, varying in size, with bedroom one being significantly larger than the other two. All bedrooms are spacious enough for a variety of furniture configurations.

Finally, the property is completed with a three-piece, partially tiled bathroom with electric shower.

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





Specifications & Details

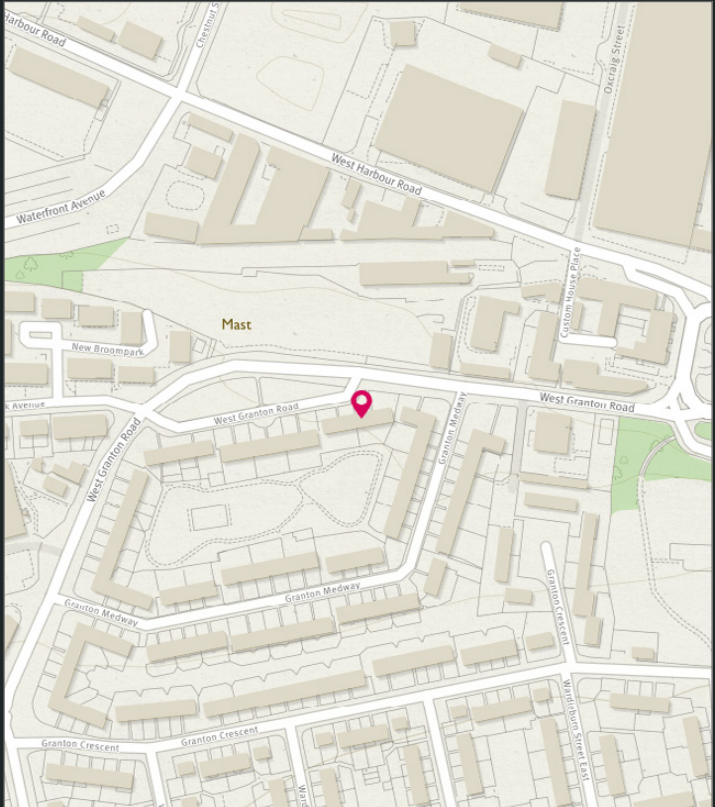
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.74m (15'7") x 3.70m (12'2")
Kitchen	3.01m (9'11") x 2.52m (8'3")
Bedroom 1	4.53m (14'10") x 3.05m (10')
Bedroom 2	3.62m (11'11") x 2.79m (9'2")
Bedroom 3	3.62m (11'11") x 2.39m (7'10")
Bathroom	1.92m (6'4") x 1.49m (4'11")

Gross internal floor area (m²): 74m² | EPC Rating: C





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Text and description
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Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALLY CLARK
Designer