



20/8 Granton Park Avenue North, Edinburgh, EH5 1GW

www.mcdougallmcqueen.co.uk



Beautiful one bedroom apartment at Granton Park Avenue North on the second floor, this modern development with lift, in the popular Granton Waterfront area in the North of Edinburgh. This flat is well presented and perfectly suited to first time buyers. It is in move in condition.

Well-presented large spacious open plan living/dining/kitchen with laminate flooring and Juliette balcony. The property comprises a modern stylish fitted kitchen with integrated appliances, a bright hallway leading to a contemporary family bathroom, and a generous double bedroom which is carpeted with built in storage, and another Juliette balcony overlooking the sea.

- Open plan living
- Sea Views
- Double Bedroom with Fitted Wardobes
- Gas Central Heating
- Move in Condition
- Great links to the City Centre
- Secure parking is available and there are frequent transport links to take you into Edinburgh city centre and beyond.
- EWS1 Form.



Location

The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself including Morrisons, with more extensive amenities found in neighbouring Leith and Inverleith. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of high street stores as well as a multi-screen cinema and a Pure Gym. Granton is well served by a frequent bus service and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.

Extras

All integrated appliances will be included in the sale.

Price & Viewing

For price and viewing information or further details on this property please contact Jacquie on 07884247419

EPC Band - B

Council Tax Band - C



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

E: property@mcdougallmcqueen.co.uk

www.mcdougallmcqueen.co.uk

éspc

MC
McDougall McQueen
MC