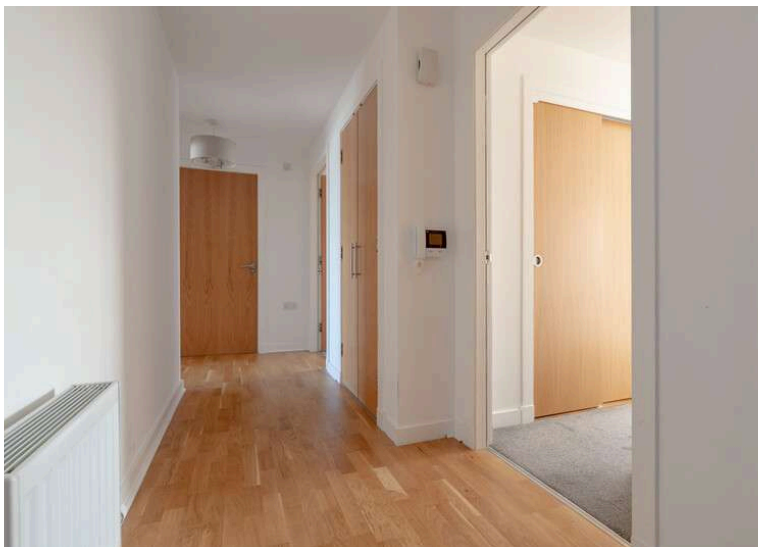


20/33 Granton Park Avenue North, Edinburgh, EH5 1GW

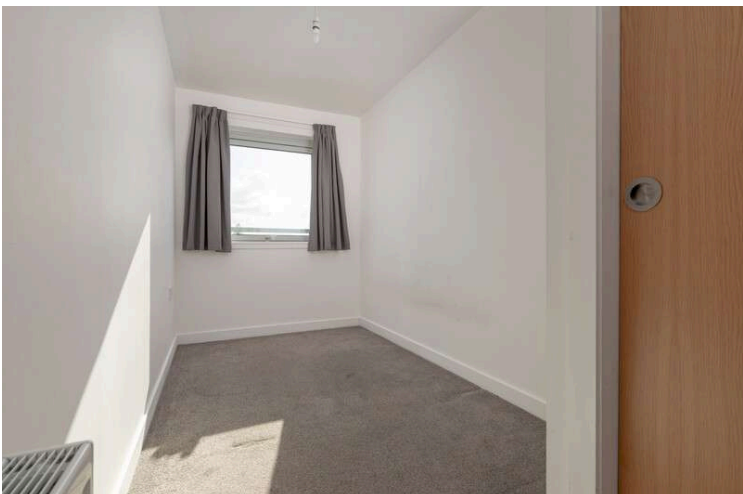
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This immaculately presented three-bedroom fourth floor apartment has been thoughtfully designed to a high specification forming part of this modern development in the popular Granton Waterfront area in the North of Edinburgh. The property comprises a private balcony with lovely sea views.

Well-presented large spacious open plan living/dining/kitchen with laminate flooring and sliding doors leading to a private balcony which overlooks the sea. The property comprises a modern stylish fitted kitchen with integrated appliances, a bright hallway leading to a contemporary family bathroom with ladder radiator, and three generous double bedrooms each of which are carpeted with built in storage. The master bedroom benefits from a fully tiled en-suite shower room.

- Open plan living/dining/kitchen
- Private Balcony overlooking the sea
- Three Spacious double rooms with built in storage
- En-suite Shower Room
- Contemporary Bathroom
- Great transport links to city centre



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

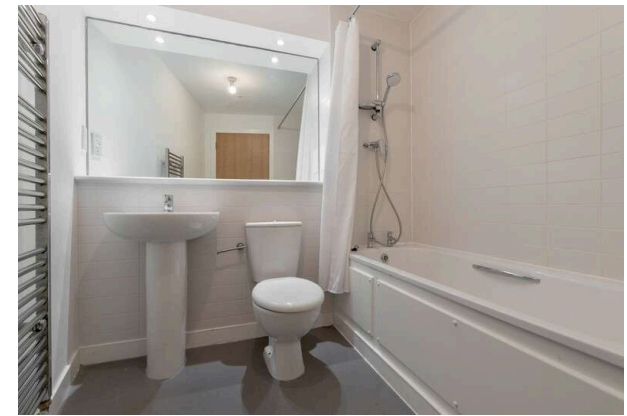
Integrated appliances, carpets and curtains are all included in the sale.

Price & Viewing

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

EPC Band - B

Council Tax Band: D



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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.

