





Located in the coastal suburb of Granton, within a contemporary development offering secure parking and landscaped communal grounds, this appealing ground-floor flat is tastefully presented and enjoys two bedrooms and an open-plan living space opening onto a spacious private terrace.

Extras: All fitted floor coverings, window coverings, and light fittings will be included in the sale.



FEATURES

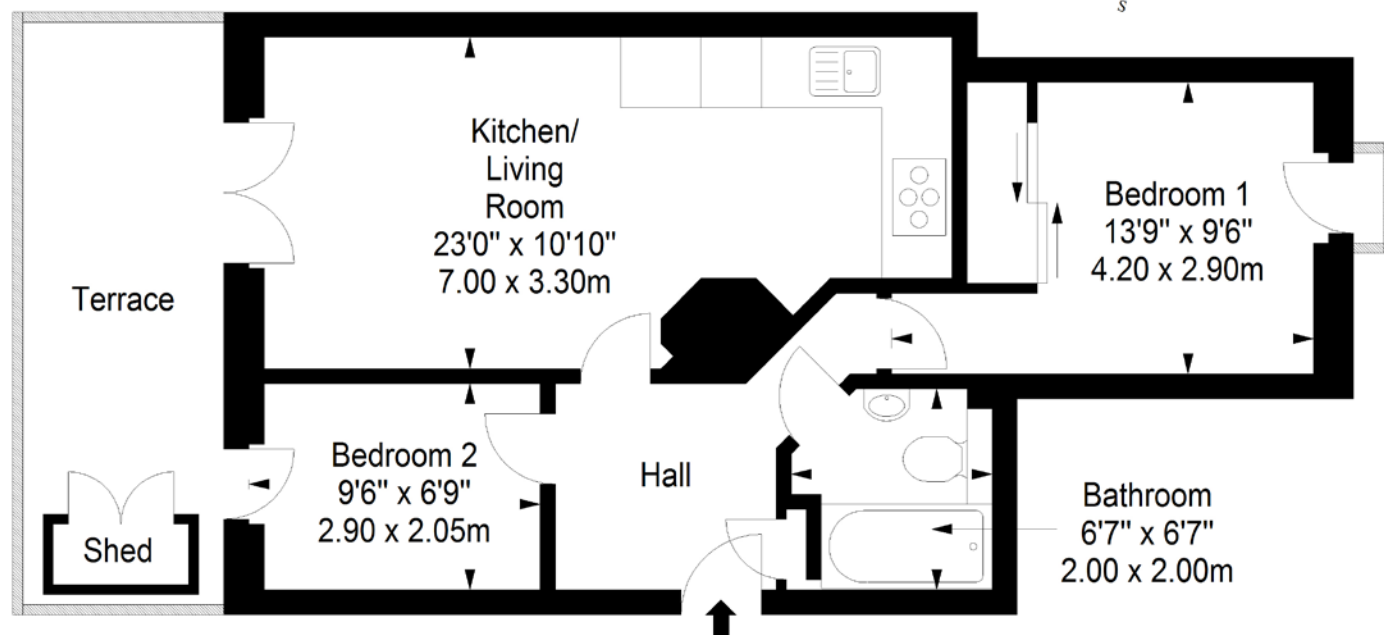
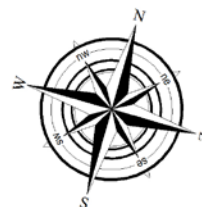
- Suburban setting close to the coast
- Exclusive contemporary development
- Ground-floor flat with tasteful décor
- Secure entry system
- Entrance hall with storage
- Open-plan living/dining room & stylish integrated kitchen
- 1 Double bedroom with mirrored fitted wardrobe
- 1 Single bedroom/Study with terrace access
- Bathroom with shower-over-bath
- Private dining terrace with shed
- Well-kept communal garden grounds
- Secure underground parking with an allocated space
- Additional visitors' parking
- EPC Rating - C
- Council Tax Band - C



"1 DOUBLE BEDROOM
WITH MIRRORED FITTED
WARDROBE & 1 SINGLE
BEDROOM/STUDY WITH
TERRACE ACCESS"



Ground Floor
Approx. 49.7 sq. metres (535.0 sq. feet)



Total area: approx. 49.7 sq. metres (535.0 sq. feet)

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BORDERS

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