





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





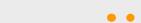
**"1 DOUBLE BEDROOM
WITH MIRRORED FITTED
WARDROBE & 1 SINGLE
BEDROOM/STUDY WITH
TERRACE ACCESS"**



GILSONGRAY.CO.UK

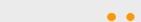
EDINBURGH

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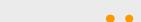
GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



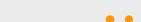
EAST LOTHIAN

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EH39 4AG
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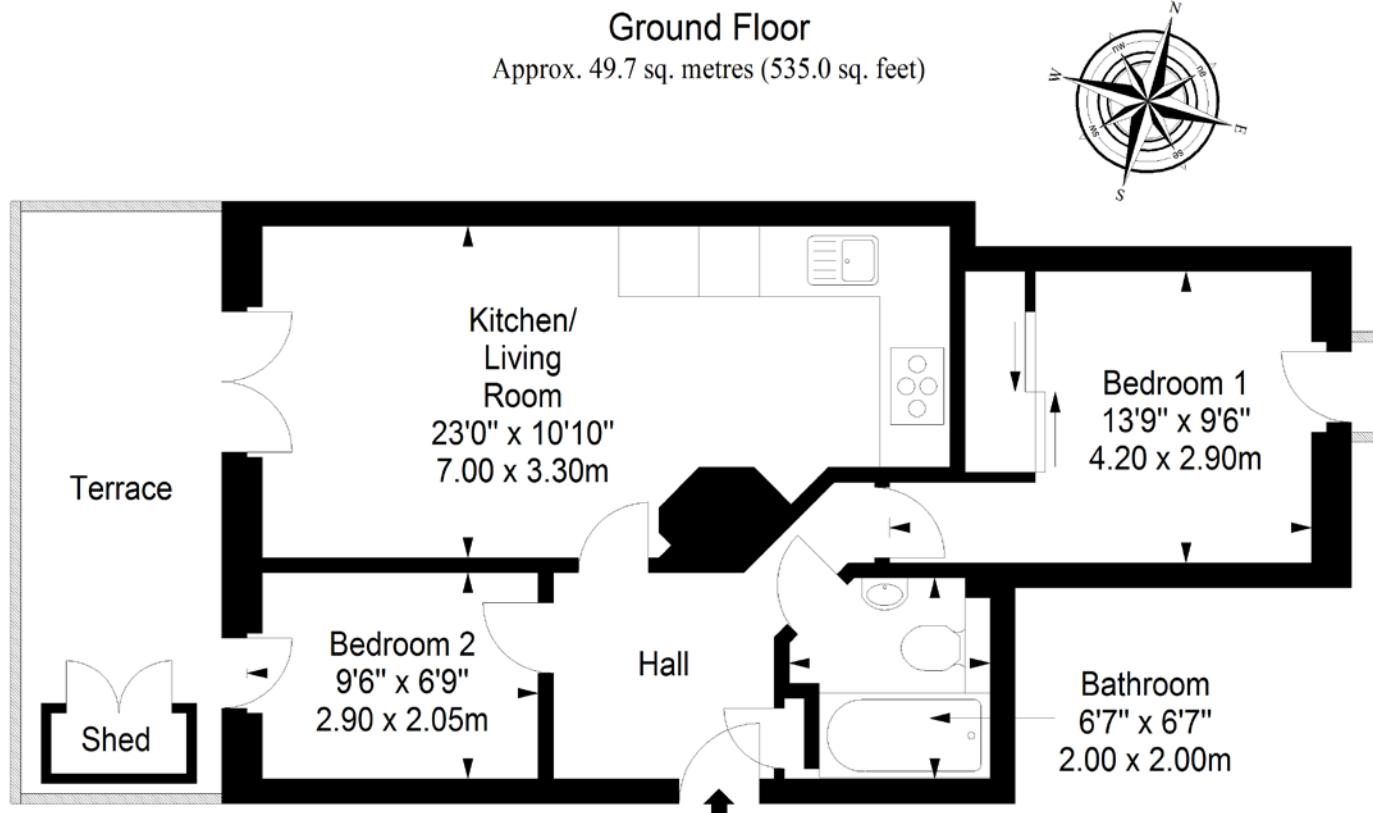
DUNDEE

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