



**213/2 West Granton Road,
Edinburgh, EH5 1PD**



CHARTERED FIRM



ELP 
**Arbuthnott
McClanachan**
solicitors & estate agents

ATTRACTIVE

TWO-BEDROOM, GROUND FLOOR FLAT



An attractive, two-bedroom ground floor flat which has the advantage of a large private garden to the front. It forms part of a block of four flats occupying an excellent position in this popular area, close to many amenities. The property which is bright and spacious has an open outlook to both front and rear. It comprises hall with storage and a generously proportioned, light and airy sitting/ dining room with feature fireplace. The kitchen has a range of modern base and wall mounted units with co-ordinating work surfaces/splash backs. There is a large master bedroom with pretty painted fireplace, second double bedroom quietly situated to rear and family bathroom with electric shower. Further benefits include gas central heating, double glazing and good storage. The property is well placed for easy access to Edinburgh and the surrounding areas by way of good public transport. There are excellent walks close by as well as Granton Harbour and Wardie bay. It is thought the property will appeal to a range of buyers including investors and first-time buyers.

- Entrance hall
- Sitting /dining room
- Kitchen
- Two double bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Good storage
- Private garden to front
- On street parking





GRANTON

Granton, in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour. Shopping is well catered for locally and there is a 24- hour ASDA at Newhaven, a Sainsbury at Craighleith and Morrisons off the Ferry Road. More extensive facilities can be found at Ocean Terminal or Davidsons Mains. Leisure facilities nearby include a choice of golf courses, the David Lloyd Health Club and Ainslie Park Leisure Centre. There is also cycle path access to most of Edinburgh including a waterfront cycle to Cramond, where there is a lovely beach. Both Inverleith Park and the Royal Botanical Gardens are both within easy reach. Schooling is available from nursery to senior level and Edinburgh College is close by. A regular bus service operates to the City Centre and surrounding areas and there is quick access to the Forth Road Bridge and City Bypass.



Extras

All fitted floor coverings, light fittings, electric cooker, automatic washing machine and fridge freezer (no warranties given)

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

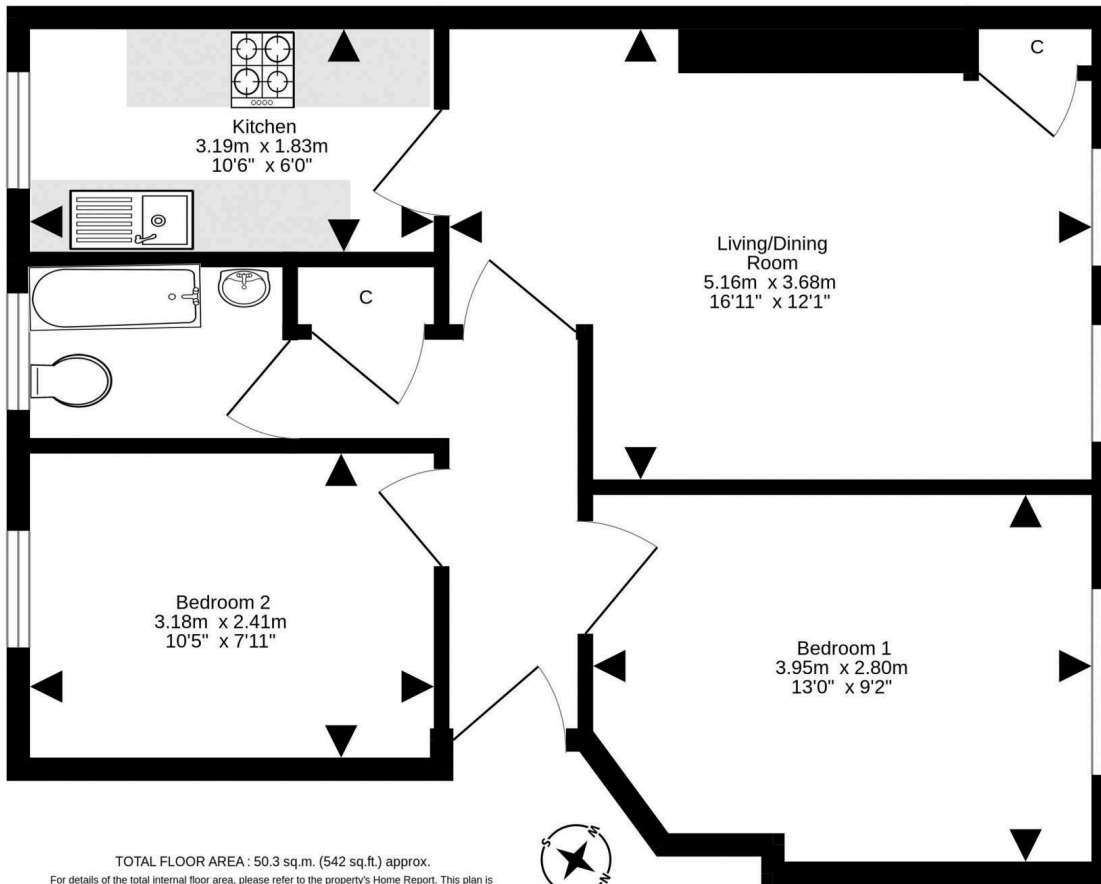
A

Home Report Valuation

£135,000

EPC Rating

D



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executory Estates
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espc

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