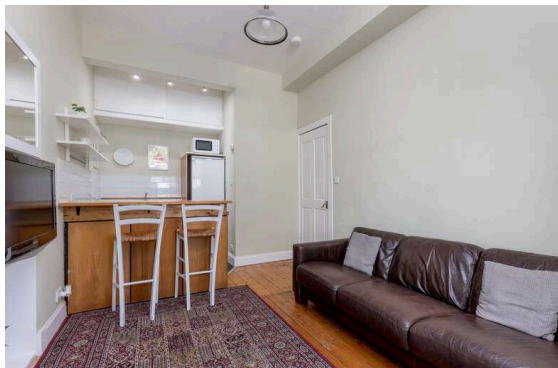


**27/1 Lower Granton
Road
EDINBURGH EH5 3RT
Offers Over £130,000**

- Hallway with large storage cupboard
- Living/kitchen/dining room
- Kitchen with a range of floor units, gas hob and electric oven, white goods and useful breakfast bar
- Double bedroom with mezzanine level
- Shower room with two-piece suite and electric walk in shower
- Double glazed sash and case windows and electric heating
- Communal garden
- Free on-street parking



Flat

Blair Cadell are delighted to bring to market this lovely ground floor flat situated in the shoreline of Granton. With fantastic local amenities and swift access to town, the property would be the perfect first time purchase or buy to let investment.

The accommodation comprises of a hallway with a useful large storage cupboard. Kitchen/living/dining room that is perfect for evening relaxing. The kitchen has a range of floor units, gas hob and electric oven, white goods which are included in the sale and a useful breakfast bar for meals on the go. There is a large double bedroom with a clever mezzanine built in for the bed that maximizes use of the space available. A shower room with an electric walk in shower and a two-piece suite. There is electric heating throughout and double glazed sash and case windows. Communal gardens to the rear of the property and free on-street parking. *No warranties given for systems or appliances* Furniture included in sale.

The Granton area of Edinburgh lies to the north of the city centre. The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award-winning restaurants is nearby, with some of the best local fish and chips shops just a short bus away. Local amenities include a variety of shops, a 24 hour Asda Supermarket and well-respected schools including Trinity High School. Ocean Terminal is also nearby, offering a multitude of High Street names for more extensive retail therapy and also includes a multi-screen cinema. Local leisure and recreational facilities include the open spaces of Victoria Park, the Newhaven Harbour, with David Lloyds fitness club just round the corner, and even indoor mountain climbing at Alien rock. An efficient public transport network operates to most parts of the city and surrounding areas and the Edinburgh Tram is on its way to the area making traveling even easier.

Viewing by appointment on 0131 337 1800

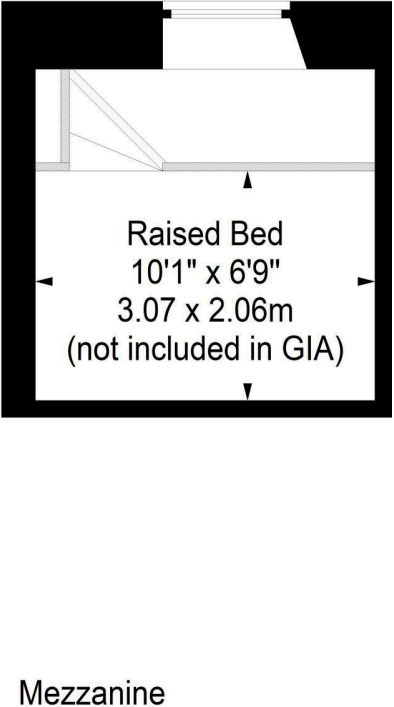
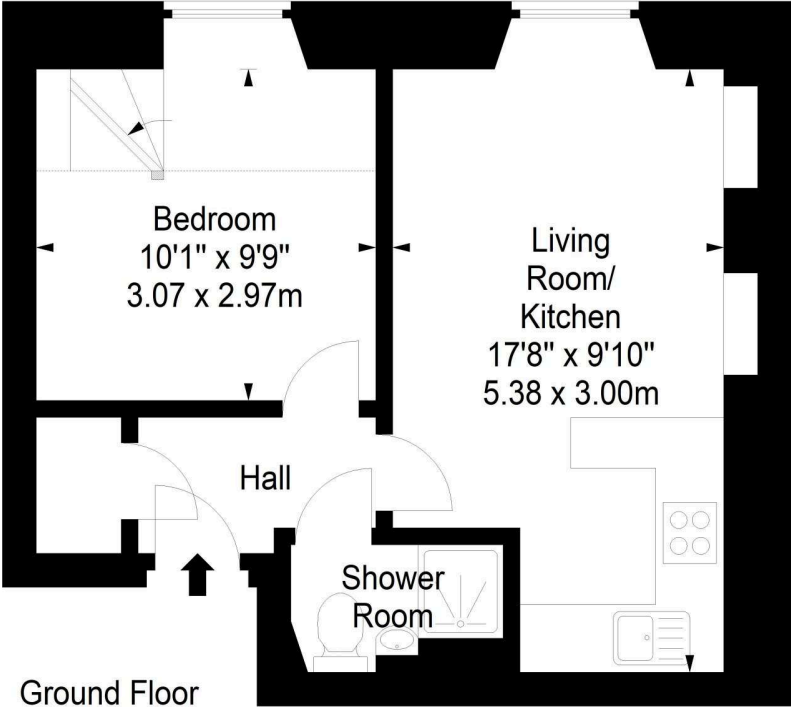




**Lower Granton Road,
Edinburgh, EH5 3RT**



Approx. Gross Internal Area
351 Sq Ft - 32.61 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

