



2/3 Granton Park Avenue North,  
Granton, Edinburgh, EH5 1GW

CALL US ON 0131 447 4747

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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secure entry.
- Reception hall.
- Attractive open plan living room/kitchen with Integrated appliances.
- Breakfast bar & stools.
- Two good sized double bedrooms with built in mirrored wardrobes.
- Freshly presented bathroom with shower.
- Communal gas heating.
- Double glazing.
- Communal grounds to the rear.
- Secured underground parking.
- Unrestricted on street parking.



## GENERAL DESCRIPTION

A well presented first floor flat forming part of a small development, situated in the popular Granton district of the City, perfectly positioned for access to a wide range of local amenities and a short journey to the North of Edinburgh City Centre. The property would make an ideal purchase for a first-time buyer/young couple.

### FACTORING NOTE:

The development is factored by RMG Scotland at an approximate charge of £250 per quarter. This covers the maintenance of all the communal areas and also the block's building insurance.

COUNCIL TAX BAND: D.

TRAIN STATION: APPROXIMATELY 3.3 MILES TO EDINBURGH WAVERLEY TRAIN STATION.

AIRPORT: APPROXIMATELY 8.4 MILES TO EDINBURGH AIRPORT.

BUSES: WITHIN 100 METRES.

## LOCATION

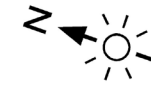
Granton is situated to the North of Edinburgh and forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour. Shopping is well catered for locally and there is a 24-hour ASDA at Newhaven, a Sainsbury's at Craighleith and Morrisons off Ferry Road. More extensive 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 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:

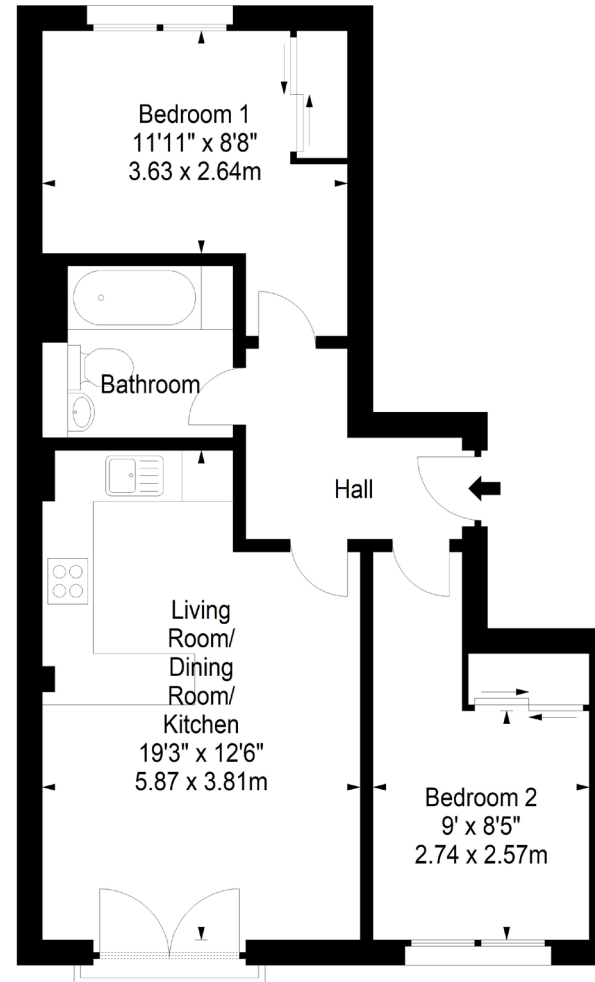
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER-HOOD, FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. THE BREAKFAST BAR STOOLS WILL ALSO BE INCLUDED WITHIN THE SALE PRICE.



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Approx. Gross Internal Area  
579 Sq Ft - 53.79 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



First Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING B

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WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.