



213/4 Granton Road
Granton, Edinburgh, EH5 1HD

CALL US ON 0131 447 4747

213/4 Granton Road, Granton, Edinburgh, EH5 1HD

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Reception hall with excellent storage.
- Spacious open plan living room/dining room/ kitchen with appliances.
- Overlooking the communal grounds.
- Partial views to the Firth of Forth.
- Master bedroom with fitted wardrobes & en-suite shower room.
- Further double bedroom with storage.
- Bathroom with shower attachment.
- Well maintained communal grounds.
- Gas central heating.
- Double glazing.
- Secure underground parking.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A bright and well-presented ground floor flat forming part of an established modern development in the popular and well located Granton district of the city a short journey to the north of Edinburgh City Centre. There is a range of local amenities close at hand and the property would be suitable for a range of buyers.

FACTORING NOTE

The development is factored by Hacking & Paterson at an approximate charge of £110 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 2.7 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 8.8 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 Craigleith 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, FREESTANDING FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS. THE ELECTRIC FIRE WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.

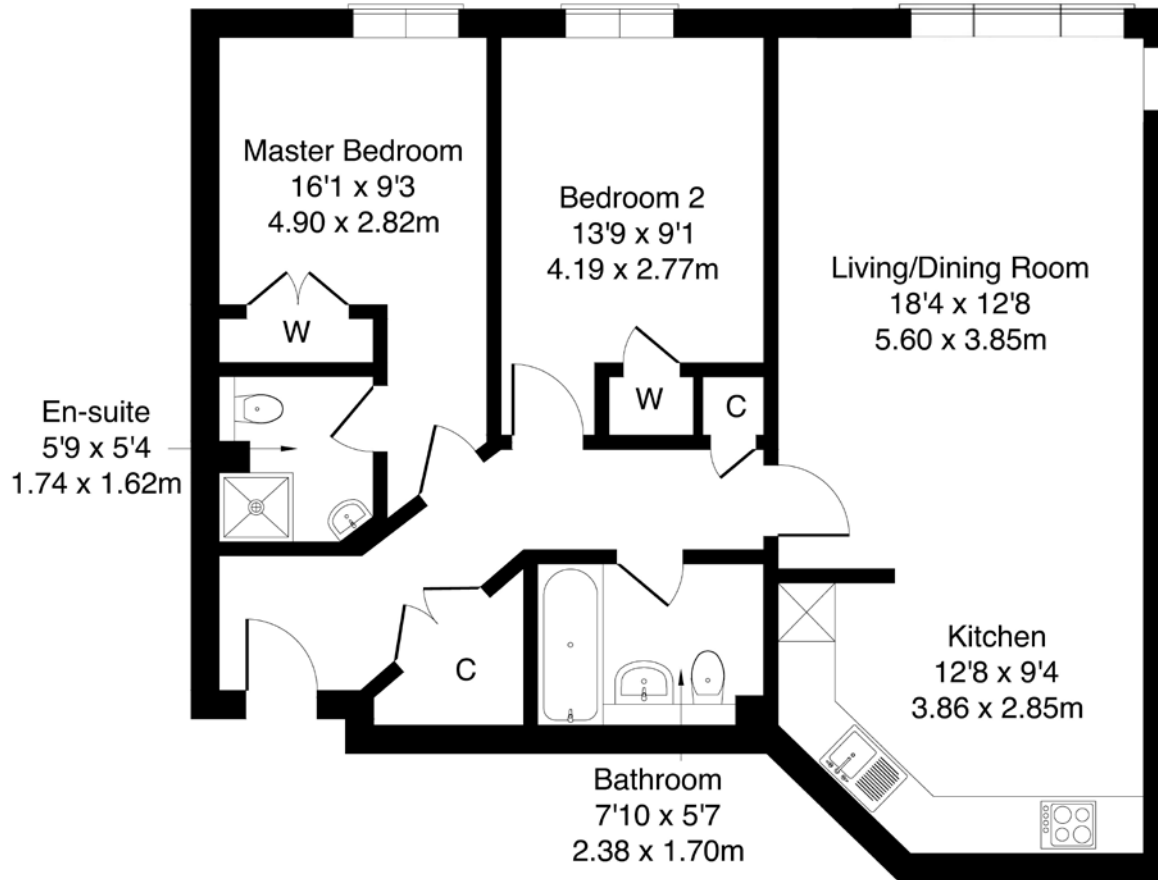
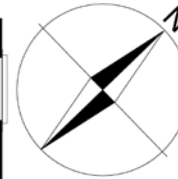


213/4, Granton Road Edinburgh EH5 1HD

Approximate Gross Internal Area: (797 sq ft - 74 sq m.)



ENERGY PERFORMANCE
CERTIFICATE RATING B



Ground Floor



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: 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.