










Offers Over  
**£380,000**

## 10 Upper Strand Walk

Granton | Edinburgh | EH5 1RR

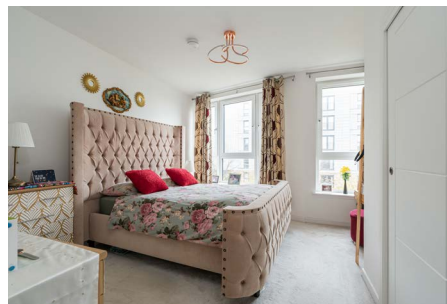
A fantastic opportunity has arisen to purchase this impressive, rarely available mid-terrace townhouse with private terrace, carport and garage situated within the residential area of Granton, close to excellent transport links, local amenities and promenade with great sea view.

-  3 Bedrooms
-  2 Public Rooms
-  3 Bathrooms & WC
- Utility room
-  Garage and Carport
-  Private Terrace
-  EPC Rating – C
-  Council Tax Band - E



## Description

The ground floor offers a spacious hallway with ample storage, providing convenient access to the garage. This level includes a generous double bedroom with fitted wardrobes and bathroom with three-piece suite and shower over bath. Ascending to the middle floor, you will find a light and airy reception room, stylish modern fitted kitchen with integrated appliances, dining area with direct access to private terrace and useful utility room/WC. Finally, the top floor comprises of two well-proportioned double bedrooms with fitted wardrobes and en-suite shower rooms. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen and washing machine.

## Terrace, Garage & Driveway

There is a large private terrace accessed via the dining area, creating the perfect haven for children to play and for outside dining/relaxing. There is a carport to the back leading to the garage with up and over door and good storage space.

## Factor

The development is managed by RMG for a monthly cost of approx. £48. This includes maintenance of communal grounds and buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.





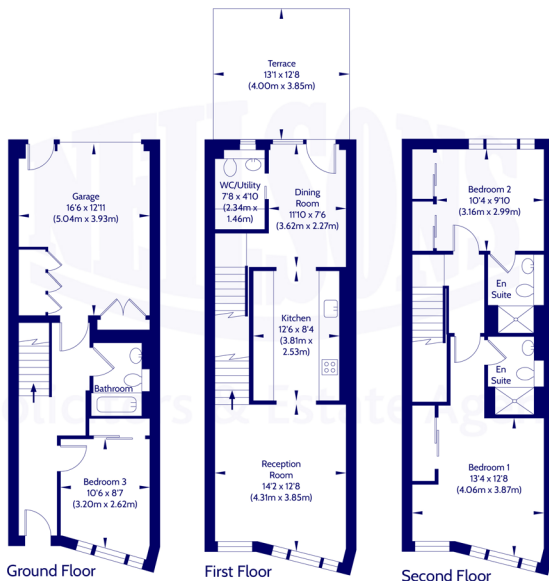
## Location

The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront there are some local shops within Granton itself including Morrisons, B&M with more extensive amenities found in neighboring Leith and Inverleith. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of high street stores as well as a multi-screen cinema and a Pure Gym. Granton is well served by a frequent bus service and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.





Approx. Gross Internal Floor Area Inc. Garage 135.5 Sq M / 1459 Sq Ft.



All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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