



41 Granton Place, Edinburgh, EH5 1AW



Welcome

Welcome to 41 Granton Place, Edinburgh, yet another superb first-time purchase or downsize opportunity. McDougall McQueen are delighted to present to the market this lovely, spacious main door, two-bedroom ground floor flat, part of only four in the block. Set in a popular residential area in the lovely Granton area of Edinburgh. It is thought this property will make the ideal first-time purchase, investment or downsize opportunity. The property is offered in excellent condition throughout with a driveway to the front and garden grounds to the front and rear. Viewing is by appointment and should be made at your earliest convenience.



- Popular residential location
- Ground floor property with main front door entry
- Vestibule with glass door to the hall
- Hallway with walk-in store cupboard
- Spacious living room with front facing window, electric fire, and fire surround
- Modern fitted kitchen with rear facing window, a range of base and wall units, and a full range of integrated appliances
- Double bedroom with front facing window
- Double bedroom two (currently used for dining) with a door to the rear garden
- Lovely contemporary family shower room fully tiled with open walk-in shower area, featuring body jets, an overhead raindrop shower and shower attachment, bowl style sink with vanity unit, wc with wall flush, and heated towel radiator
- Gas central heating and double glazing
- Gardens to the front and a generous southerly facing rear garden with lawns, store sheds, and patio areas
- Driveway to the front for off street parking



Granton

Situated in North Edinburgh, offers a blend of coastal charm and urban convenience. The area benefits from its proximity to the scenic shores of the Firth of Forth, providing picturesque waterfront walks and green spaces such as Granton Park and the nearby Cramond promenade. Residents enjoy good transport links to the city centre, making it a popular choice for commuters and families alike. Granton has seen significant regeneration in recent years, with modern developments, local amenities, and schools contributing to its welcoming community atmosphere.

Extras

Floor coverings, light fittings, blinds where fitted, integrated appliances and the garden sheds. No warranty applies to any integrated or free standing white or movable goods and these items are deemed to be sold as seen. Other items may be available by negotiation.



Get in touch

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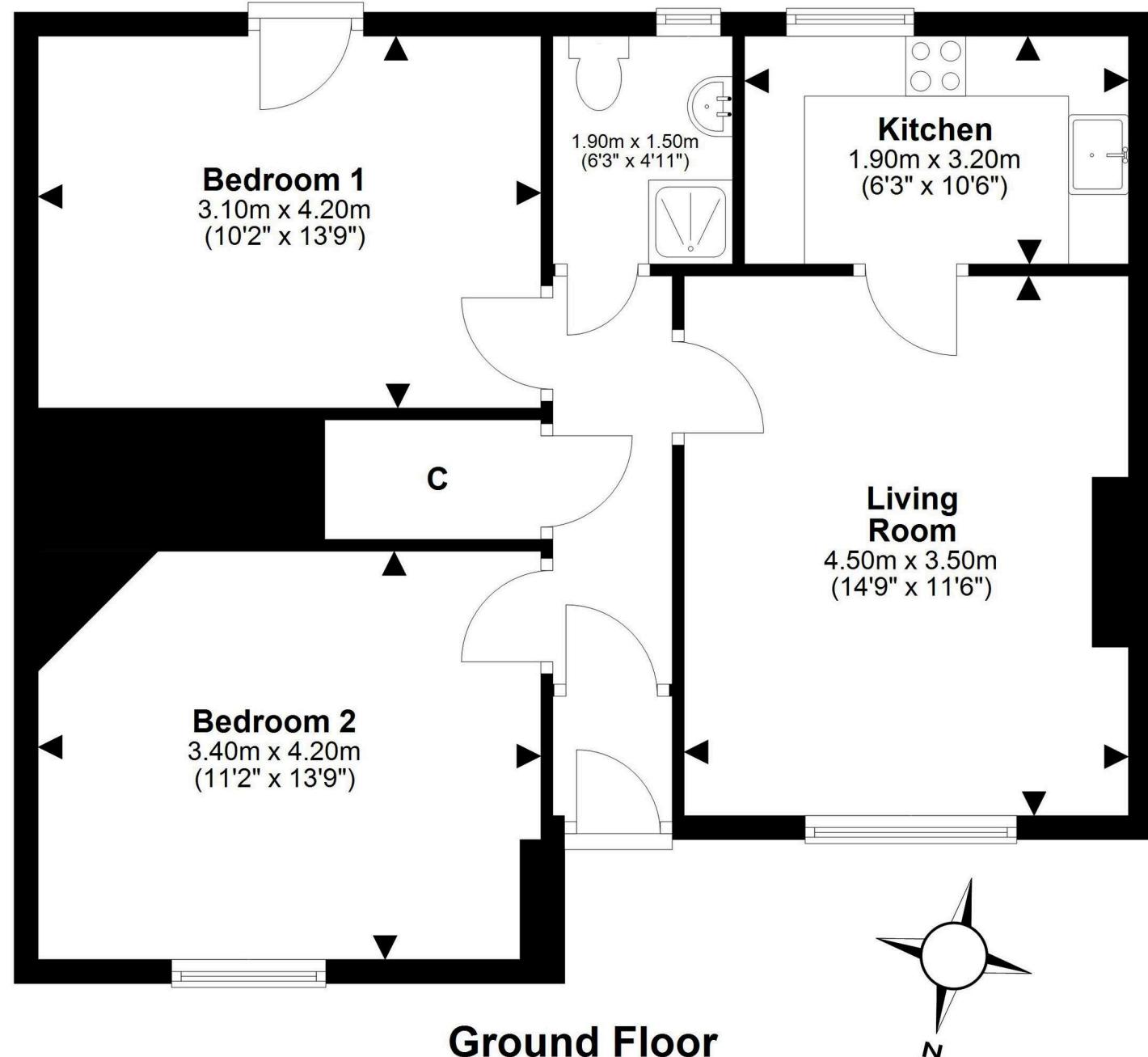
Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.