



## 91 Granton Place, Edinburgh, EH5 1AZ

### Description

Beautifully presented two bedroom lower villa with private entrance and well-tended landscaped private south-east facing rear garden. The property is in excellent order with a modern kitchen and bathroom. The property also has gas central heating and modern UPVC double glazing.

The accommodation comprises:

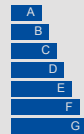
- Entrance hall with deep storage cupboard
- Spacious bay windowed sitting room with electric fire and shelved press
- Well-equipped fitted kitchen with a range of cream shaker style units and laminate worktops with inset stainless steel sink and appliances including electric hob, electric fan oven, fridge freezer and washing machine
- Two generous double bedrooms
- Family bathroom fitted with cream gloss finish wall board / multi panel and modern sanitary ware including WC, wash basin, mirrored cabinet and bath with electric shower over



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
Unknown



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### Location

Granton is an established residential area located approximately two miles North of Edinburgh City Centre. There is a Scotmid supermarket nearby on Boswall parkway with a variety of supermarkets in the vicinity including an Asda at Newhaven, Morrisons on Ferry Road and Waterfront Broadway and Lidl at West Granton Road. Leisure facilities in the area include Ainslie Park and David Lloyd Leisure club at Newhaven. Further amenities can be found in the neighbouring areas of Leith and Stockbridge, both of which stock a good choice of cafes, bars, restaurants and specialist shops. There is easy access to Edinburgh's fantastic cycle path network and regular buses run from nearby.

### Outside and Gardens

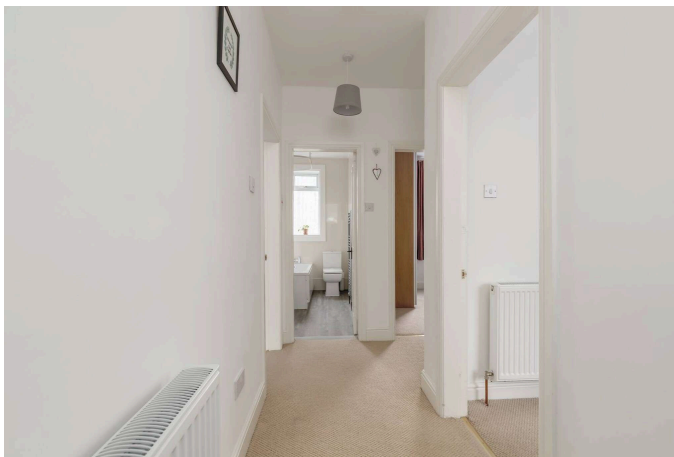
There is a sunny south-east facing rear garden which is mostly laid to lawn and is enclosed by fencing. The front garden is also laid to lawn and it has a driveway with space for one car.

### Extras

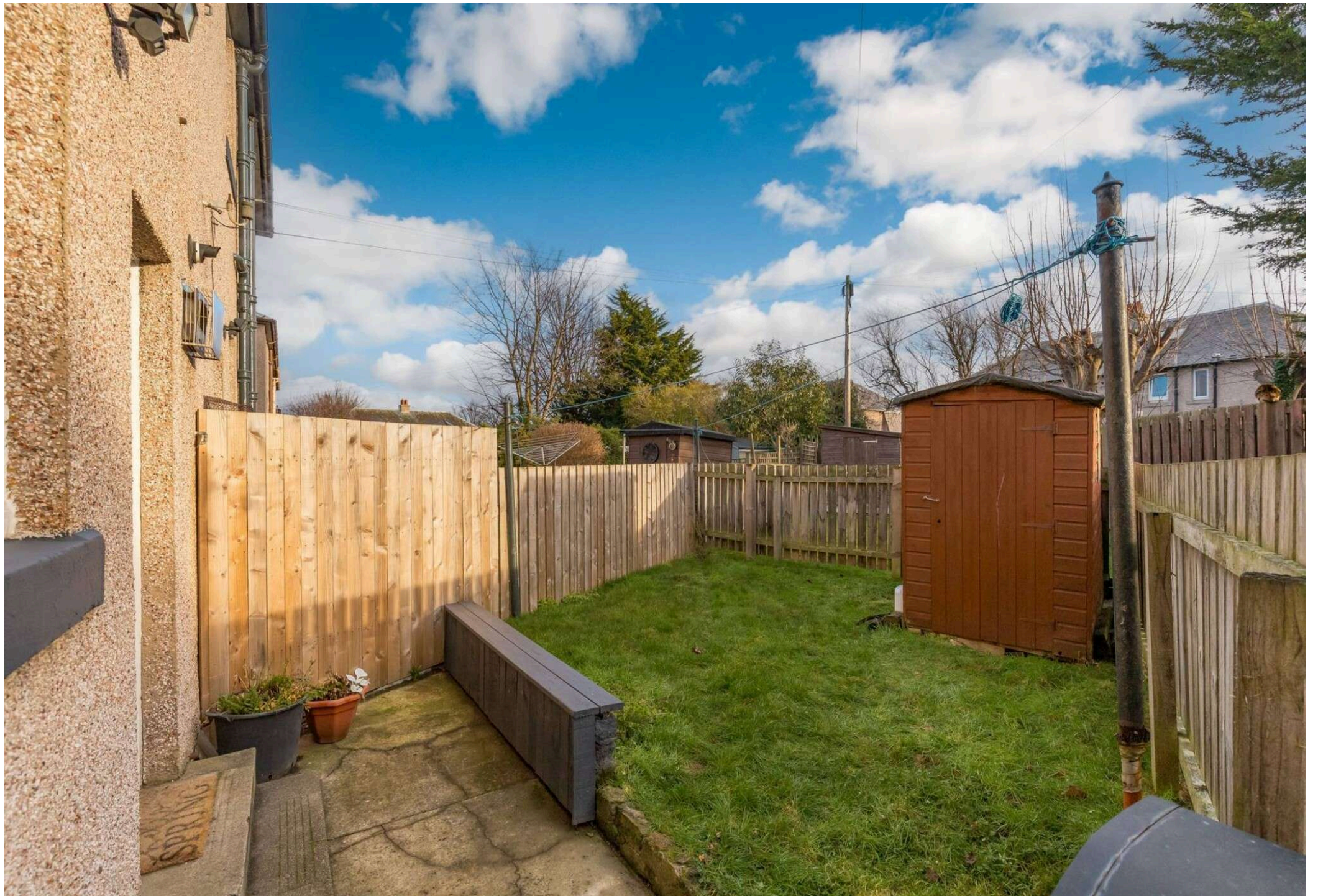
The fixed floor coverings, blinds, curtains and kitchen appliances are included in the sale. The seller is also happy to leave the wardrobes.

### Council tax

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



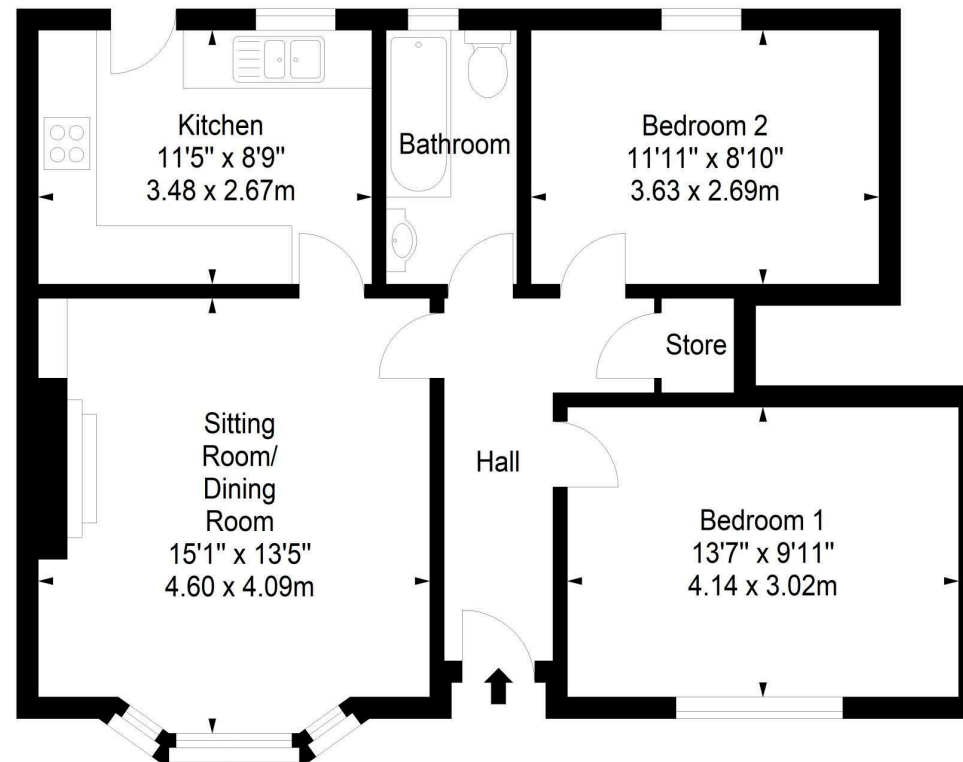




**91 Granton Place,  
Edinburgh, EH5 1AZ**



Approx. Gross Internal Area  
675 Sq Ft - 62.71 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor

**DMD** | SOLICITORS &  
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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