



Deans Properties

Deans Solicitors and Estate Agents LLP



**16 Granton Park Avenue North
Granton, EH5 1GW**



MID TERRACED HOUSE

- Kitchen/Living/Dining Room
- Four Bedrooms (one en-suite)
- Bathroom
- Shower Room
- Private Terrace
- Communal Rear Garden
- Driveway
- Garage
- District Heating System
- Double Glazing
- EPC Rating – C



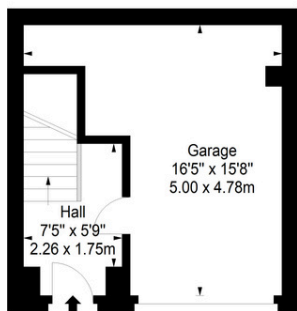
This pleasant mid-terraced villa is located in the popular residential area of Granton to the north of Edinburgh. The property is a short distance from the city centre and is close to a selection of shops and amenities with easy access to Ocean Terminal and The Shore area. There is excellent public transport links to the surrounding areas and road connections to the City Bypass and Motorway networks. With newly laid hardwood flooring (2022), the accommodation comprises; welcoming entrance hall with door to garage off, stairs leading to bright and airy open plan living/dining/kitchen with access to private terrace, spacious bedroom and shower room. Top floor lies family bathroom, three nice-sized bedrooms benefitting from fitted wardrobes with the principal bedroom providing an en-suite shower room. There is a district heating system and double-glazed windows throughout. The property also benefits from a private driveway, integral garage and access to communal grounds to the rear. Items included in the sale are fitted floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and light shades. The appliances included are sold as seen with no warranty provided.



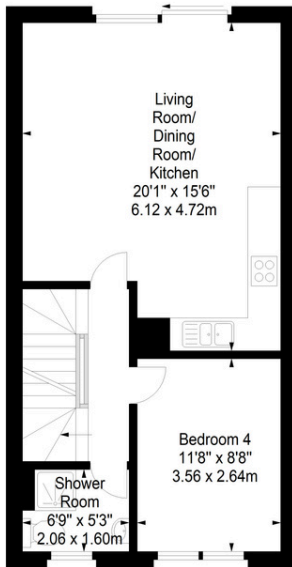
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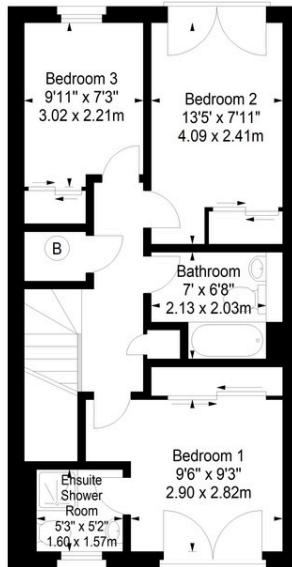
Approx. Gross Internal Area
1276 Sq Ft - 118.54 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor



Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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