



Deans Properties

Deans Solicitors and Estate Agents LLP



**Flat 3, 22 Granton Medway,
Granton, EH5 1HJ**



FIRST FLOOR FLAT

- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Communal Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



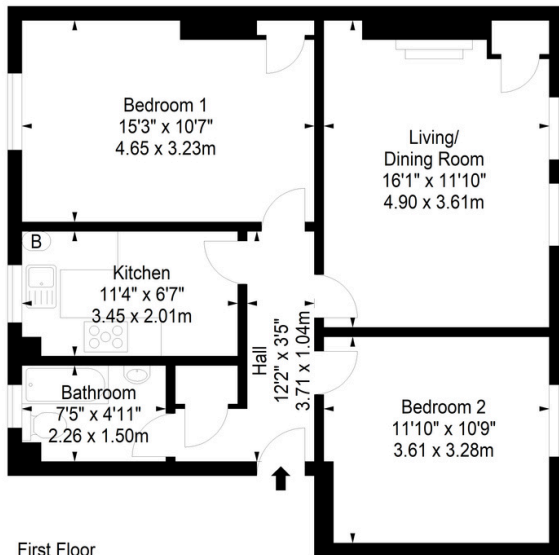
This generously proportioned first floor flat is situated in Granton in north Edinburgh, close to the picturesque waterfront at Wardie Bay. There are excellent local amenities and quick transport links to the city centre and surrounding areas nearby. The accommodation comprises; welcoming hallway, bright, spacious south-facing living room, separate kitchen, two good-sized double bedrooms and a bathroom with shower over bath. There is a shared garden to the rear and free on-street parking in the area. The property is fully double glazed and gas central heating. Included in the sale are the fitted floor coverings, cooker, oven, hob, hood, fridge-freezer and washing machine. The appliances included are sold as seen with no warranty provided.



Granton Medway,
Edinburgh,
Midlothian, EH5 1HJ



Approx. Gross Internal Area
680 Sq Ft - 63.17 Sq M
For identification only. Not to scale.
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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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