



Approximate total area<sup>1)</sup>  
586 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BIC3 (PAS)  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360





# Description

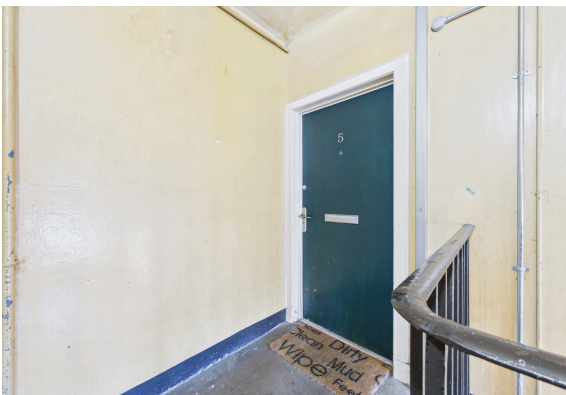
Step into flat 7/5 Granton Terrace, set within easy reach of local amenities and transport links.

This top floor apartment features a bright and spacious open-plan living and dining area. The modern kitchen is well-equipped, offering quality fixtures and clever storage.

Viewing is highly recommended.

- Welcoming Hallway
- Spacious lounge/diner
- Modern fitted kitchen
- Generous sized primary bedroom
- Second bedroom
- Neutral Bathroom, with Shower over Bath
- Secure main door entry
- On street parking

For arranging an appointment to view, please call Gibson Estate Agents.



# Location

Granton is only three miles north of the city centre, and lies within easy reach of the Ocean Terminal, providing facilities including a cinema, high-street shops, and a range of restaurants. Within a couple of miles there are a number of supermarkets, and Craighleith Retail Park offers additional shopping facilities. There are frequent public transport links from West Granton Road to and from the city centre. The area is home to the new Edinburgh College, and also offers good local schooling.

