



34/4 Granton Place
Granton, Edinburgh
EH5 1AP



2



1



1

Please contact us for
more information:

0141 483 8325
westcoast@watermans.co.uk



Property Summary

Situated in an established residential area of popular Granton, this second/top-floor flat enjoys two bedrooms, a spacious reception room, a breakfasting kitchen, and a bathroom, plus a private garden area (to be confirmed by lawyers) and access to unrestricted on-street parking. The flat would be ideally suited to investors or developers, amongst other potential buyers, and it offers an exciting blank canvas for the new owner to style to their own taste.

The flat's front door is approached via a secure shared entrance and stairwell to the second/top floor, where you are welcomed inside by a bright hall with a useful built-in storage cupboard. Straight ahead, you step into a good-sized reception room, where space is provided for configurations of furniture catering for both relaxation and dining, and a large southeast-facing window captures sunny natural light throughout the day. The reception room is conveniently connected to the kitchen. Here, a selection of wall and base cabinets is accompanied by workspace and splashback tiling, and a breakfast bar offers an ideal space for morning coffee. Provision is also made for freestanding and undercounter appliances.

Features

- Second/top-floor flat in Granton
- Exciting potential for cosmetic upgrades
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Sunny, southeast-facing living/dining room
- Bright breakfasting kitchen
- Two double bedrooms (one with built-in storage)
- Three-piece bathroom
- Private garden area with shed (to be confirmed by lawyers)
- Access to unrestricted on-street parking
- Gas central heating and double glazing





“Second/top-floor flat in Granton with exciting potential for cosmetic upgrades”



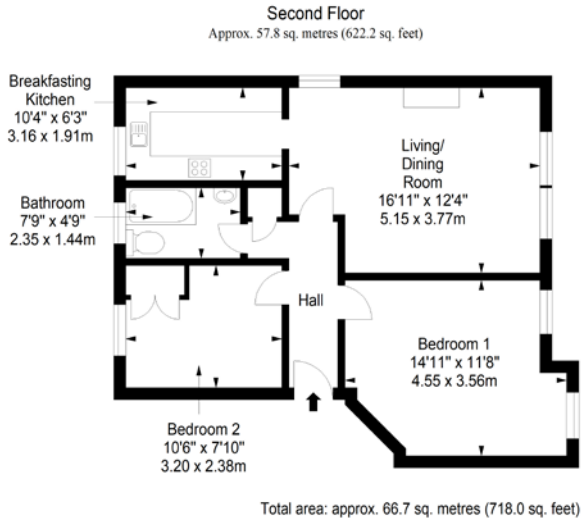




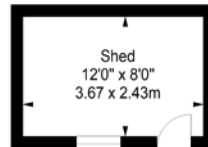
The Area

Once a major industrial hub driven by a busy port, Granton, like much of Edinburgh's shoreline, has seen significant redevelopment in recent years. The area, which lies under four miles north of the city centre, is fast becoming one of the most sought-after postcodes in the capital owing to luxurious residential developments and stunning views of the Firth of Forth. Although much of old Granton has now disappeared, its quaint harbour and listed industrial landmarks are charming reminders of its rich and vibrant heritage. Granton is served by a superb range of local services and amenities including a large Morrisons supermarket and petrol station, a 24-hour ASDA in neighbouring Newhaven and Ocean Terminal shopping centre, which is home to an array of high-street stores, a multiscreen cinema and a selection of family restaurants. With a wide variety of leisure activities right on its doorstep, Granton has something for everyone: from tranquil strolls along the waterfront promenade towards picturesque Cramond to exhilarating sailing and water sports at the marina. Granton is within the catchment area for well-regarded state schools and is well placed for some of the finest independent schools in the country. Thanks to its northerly location, the area enjoys swift and easy access to Edinburgh City Bypass, Edinburgh Airport and Queensferry Crossing. Comprehensive public transport services and a vast cycle path network also provide fantastic links into the city centre and beyond.

Floorplan



Shed
Approx. 8.9 sq. metres (95.8 sq. feet)



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk

ēspc rightmove Zoopla.co.uk

EPC Rating - C | Council Tax band - E | Home Report value - £130,000

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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.