



31

Granton Park Avenue

Edinburgh

EH5 1HS

Disabled  
badge  
holders  
only

Rarely available spacious, two-bedroom main door flat located in the highly desirable Granton area near Edinburgh's waterfront.

This charming apartment is well-proportioned and perfect for first-time buyers or young families. The living room is bright and airy, enhanced by a large bay window that floods the space with natural light. The kitchen provides ample space for a small dining table and features a range of base and wall units, along with a rear porch. Both bedrooms are generously sized, with bedroom one offering built-in wardrobes. Completing the interior is a family bathroom.

The accommodation comprises:

- Entrance hallway.
- Spacious sitting room with bay window and fireplace.
- Kitchen fitted with a range of base and wall mounted units. Door to rear porch.
- Two bedrooms.
- Family bathroom.
- Gas central heating.
- Double glazing.

Externally, the property boasts private gardens, ideal for enjoying summer days.



Viewing by appointment on 0131 524 3800









The flat is conveniently situated for access to local amenities, including Ainslie Park Leisure Centre, Wardie Bay, and the Royal Forth Yacht Club. Early viewing is highly recommended to appreciate the quality of space on offer. Granton, in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour. Shopping is well catered for locally and there is a 24-hour ASDA at Newhaven, a Sainsbury at Craighleith and Morrisons off the Ferry Road. More extensive facilities can be found at Ocean Terminal or Davidsons Mains. Leisure facilities nearby include a choice of golf courses, the David Lloyd Health Club and Ainslie Park Leisure Centre. There is also cycle path access to most of Edinburgh including a waterfront cycle to Cramond, where there is a lovely beach. Both Inverleith Park and the Royal Botanical Gardens are both within easy reach. Schooling is available from nursery to senior level and Edinburgh College is close by. A regular bus service operates to the City Centre and surrounding areas and there is quick access to the Forth Road Bridge and City Bypass.

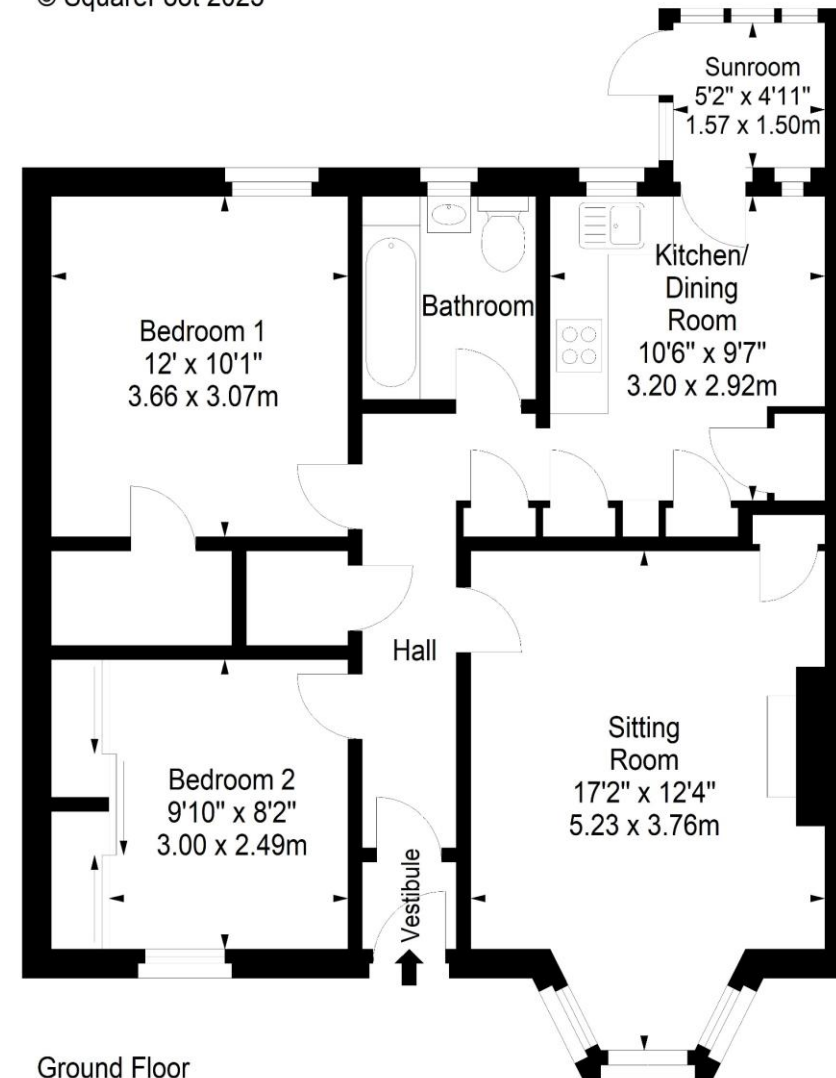
Council Tax: C  
EPC Band: E

Extras: All fitted flooring and window coverings are included in the sale. No warranties or guarantees will be provided.

Granton Park Avenue, EH5 1HS



Approx. Gross Internal Area  
745 Sq Ft - 69.21 Sq M  
For identification only. Not to scale.  
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Ground Floor



