

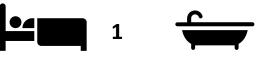




Bright and well-presented, one bedroom, first-floor flat, set in a modern, factored residential development, conveniently located in the popular Granton area, north-west of Edinburgh city centre.

The accommodation comprises:

- Entrance hallway with utility cupboard, the secured entry system, wood flooring, recessed downlighting, and gives access to all rooms within.
- Living room with Juliet balcony, wood floors and space to accommodate a dining table and chairs.
- Kitchen fitted with a range of contemporary base and wall units with integrated electric oven, hob, extractor and dishwasher.
- Generous double bedroom with built in wardrobe and Juliet balcony.
- Bathroom with splash back tiling, mains valve shower over bath, vanity sink and enclosed cistern toilet. Custom mirror.
- Double glazing
- District gas heating system
- Entry phone security system
- Secure residents parking















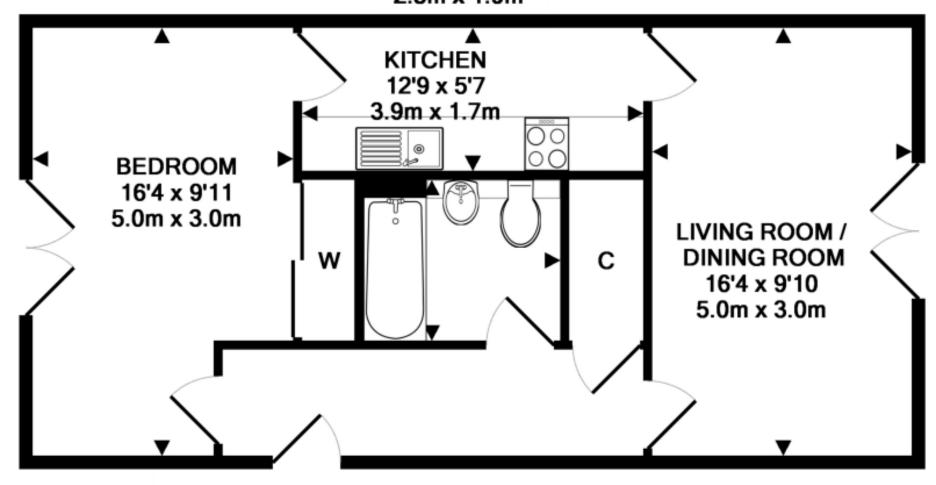
Granton, in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour. Shopping is well catered for locally and there is a 24-hour ASDA at Newhaven, a Sainsbury at Craigleith and Morrisons within walking distance. More extensive facilities 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

- EPC Band- C
- Council Tax Band- C
- Factor- RMG Scotland. Approx £100 per month billed quarterly





7'6 x 6'2 2.3m x 1.9m





Connell & Connell WS 10 Dublin Street Edinburgh, BH1 3PR Tel: 0131 556 2993 Fax: 0131 557 5542 property@connellws.co.uk * Please contact us for a free consultation or valuation

