










Offers Over
£210,000

7 Granton Place

Granton | Edinburgh | EH5 1AL

A spacious main door lower villa, which occupies a substantial plot and offers flexible and well-proportioned accommodation perfectly suited to the growing family.

-  3 bedrooms
-  2 public room
-  1 bathroom
-  Driveway
-  Private garden
-  EPC rating – C
-  Council tax band- C



Description

The internal space is well presented throughout and briefly comprises: entrance vestibule leading into the main hallway which benefits from a walk-in storage cupboard, comfortable front facing reception with attractive flooring and tasteful neutral décor, stylish modern kitchen which has been fitted with a good selection of white contemporary units, with contrasting worktops, splashback and an assortment of integrated appliances, good sized south facing garden room with views over to the rear and direct access to an area of timber decking, generously sized principal bedroom with storage recess, a further double bedroom, a good sized single bedroom, and tiled family bathroom with stylish three piece white suite, heated towel rail and over-bath shower.



Extras

All floor coverings, curtain poles, blinds, light fittings and integrated appliances will be included.

Garden and Parking

To the front of the house is a gated driveway and area of low maintenance garden ground. To the rear of the house is a substantial private garden which is bursting with potential and enjoys a bright south facing aspect. The garden has been laid to decking, areas of lawn, a small pond and plant beds. There are two large outdoor stores, both of which will be included in the sale.

Viewing

By appointment through Neilsons (0131 625 2222).





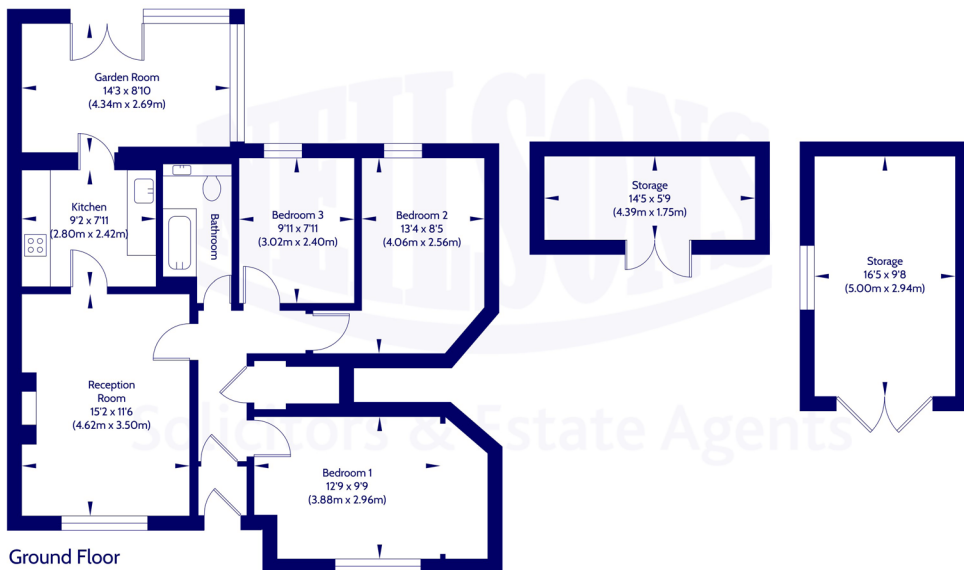
Location

The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, with more extensive amenities found in neighboring Leith, Inverleith, Newhaven and The Shore. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of high street stores as well as a multi-screen cinema and a Pure Gym a short walk from the property. Granton is well served by a frequent bus service and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.





Approx. Gross Internal Floor Area 83.24 Sq M / 896 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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