



Solicitors & Estate Agents



Offers Over

£175,000

20/31 Granton Park Avenue North

Granton | Edinburgh | EH5 1GW

This bright and airy one-bedroom flat offers stylish and low-maintenance living, ideal for first-time buyers, professionals, or those seeking a modern pied-à-terre. Set within a well-maintained development, the property is accessed via a secure entry system and benefits from lift access to all floors, ensuring both convenience and peace of mind.



1 Bedroom



1 Public Room



1 Bathroom



Lift



Underground Residents Car Park



Communal Courtyard



EPC Rating – B



Council Tax Band - C



Description

This exceptional one-bedroom flat is presented to the market in genuine move-in condition, offering stylish, contemporary living in a sought-after coastal setting. The beautifully designed principal living area is bright and spacious, thoughtfully laid out to create a highly sociable and welcoming environment that seamlessly flows between lounge, dining, and kitchen zones. A set of French doors opens onto a charming Juliet balcony, framing uninterrupted views of the Firth of Forth and allowing natural light to pour into the space, enhancing the open and airy atmosphere. The modern kitchen is both functional and elegant, featuring sleek grey-fronted wall and base units, integrated appliances, and a convenient breakfast bar—perfect for casual dining or entertaining. The bedroom is a generous and peaceful double, enjoying a quiet rear aspect overlooking the well-maintained communal gardens and providing a small dressing area with built in wardrobes. Additional highlights include a welcoming entrance hallway with excellent built-in storage and a secure entry phone system for added peace of mind. The stylish bathroom is finished to a high standard, offering a contemporary three-piece suite with modern fittings and tasteful decor.



The development is maintained by the factor RMG Scotland with the cost ranging from £1200 to £1400 per annum.

Extras

The property shall be sold with all integrated appliances and fitted floor coverings.

Gardens & Parking

The flat is complemented by secure underground parking, providing a private space for residents, while additional on-street parking is available for visitors. Residents also enjoy access to a beautifully kept communal courtyard, featuring landscaped green spaces, seating areas, and a peaceful atmosphere—perfect for relaxing outdoors.

Viewing

Please contact Neilsons on 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. 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 48.71 Sq M / 524 Sq Ft.



Fourth Floor

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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