



Offers Over

**£149,995**

## 25/2 Wardieburn Drive

Granton | Edinburgh | EH5 1DA

A fantastic opportunity has arisen to purchase this impressive, ground floor flat with private front garden and communal rear garden, situated within the popular residential area of Granton, close to the picturesque waterfront, excellent local amenities and transport links. The property would appeal to first time buyers, professionals or investors.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- On-Street Parking
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - A



## Description

The accommodation in brief comprises; secure entry system, welcoming hallway with useful large storage cupboard, light and airy reception room with wood burner and storage facilities, fitted kitchen with a range of base and wall mounted units, two well proportioned double bedrooms – one of them with fitted wardrobes and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed 2023), double glazing and newly fitted carpet in the bedrooms.



## Extras

All fitted floor coverings will be included in the sale together with the cooker and fridge. The washing machine, tumble dryer and other items of furniture can be made available by separate negotiations.

## Gardens & Parking

The property benefits from a well maintained private garden to the front mainly laid to lawn and borders. To the rear of the property there is a well maintained shared drying green. For the car user there is ample on street parking to the front and surrounding area.

## Viewing

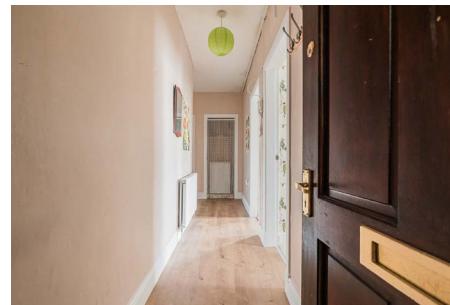
By appointment through Neilsons 0131 625 2222.





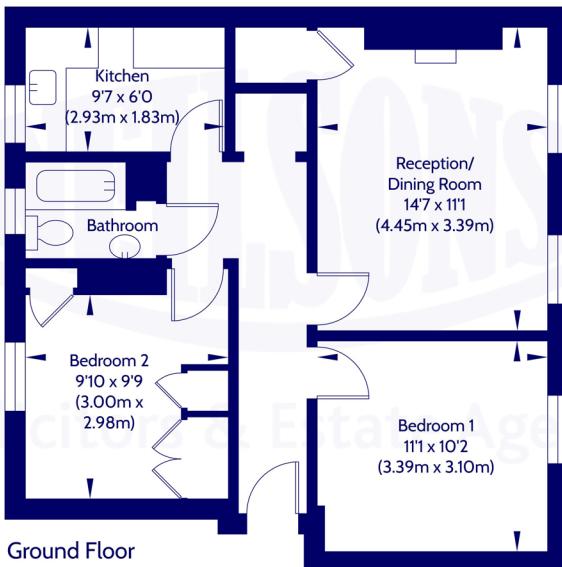
## Location

The popular area of Granton lies to the north of the City Centre within easy reach of the cosmopolitan Shore area of Edinburgh with many fashionable restaurants, bistros, cafes and bars. Ocean Terminal also provides facilities including a cinema, high-street shops, and a range of popular restaurants. Within a couple of miles there are several supermarkets, and Craigleath Retail Park offers additional shopping facilities. There is excellent public transport to the City Centre and surrounding areas. The property is close to attractive waterfront walks and causeway leading towards Cramond Island, an ideal route for joggers, dog walkers, and families. The property is also within easy access to the stunning Botanic Gardens, Newhaven Harbour and the David Lloyd Health Club.





Approx. Gross Internal Floor Area 56 Sq M / 602 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.



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



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