







## Welcome

Welcome to Granby Road, rarely available, this impressive, generously proportioned three bedroom flat occupies the first floor of a converted handsome Victorian house retaining many period features, boasting stunning views along with a sunny private garden. The property is ideally located in the desirable residential area of Newington, close to many local amenities, highly regarded schooling and swift transport links. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Welcoming reception hallway.
- Beautiful drawing room featuring a large bay window boasting stunning views, fireplace with a working open fire, stunning corning.
- Formal dining room or double bedroom.
- Breakfasting kitchen fully equipped with a range of units along with integrated appliances.
- Three double bedrooms.
- Modern bathroom comprising WC, twin wash hand basins, bath with shower over.
- Cloaks comprising WC and wash hand basin.
- Storage cupboard in the main stair.
- Gas central heating.
- Sash and case windows.
- Private garden to include the garden shed.
- On street parking available.









## Newington

Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks, and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are also in abundance. The flat may also be of particular interest to those connected with the Royal Infirmary or Scottish Parliament. There is good quality schooling in the immediate vicinity, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City By-Pass and main motorway networks are also within easy reach.

## Extras

Included in the sale are floor coverings, light fittings, integrated appliances and the garden shed. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen.









# Get in touch

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EH22 1JB

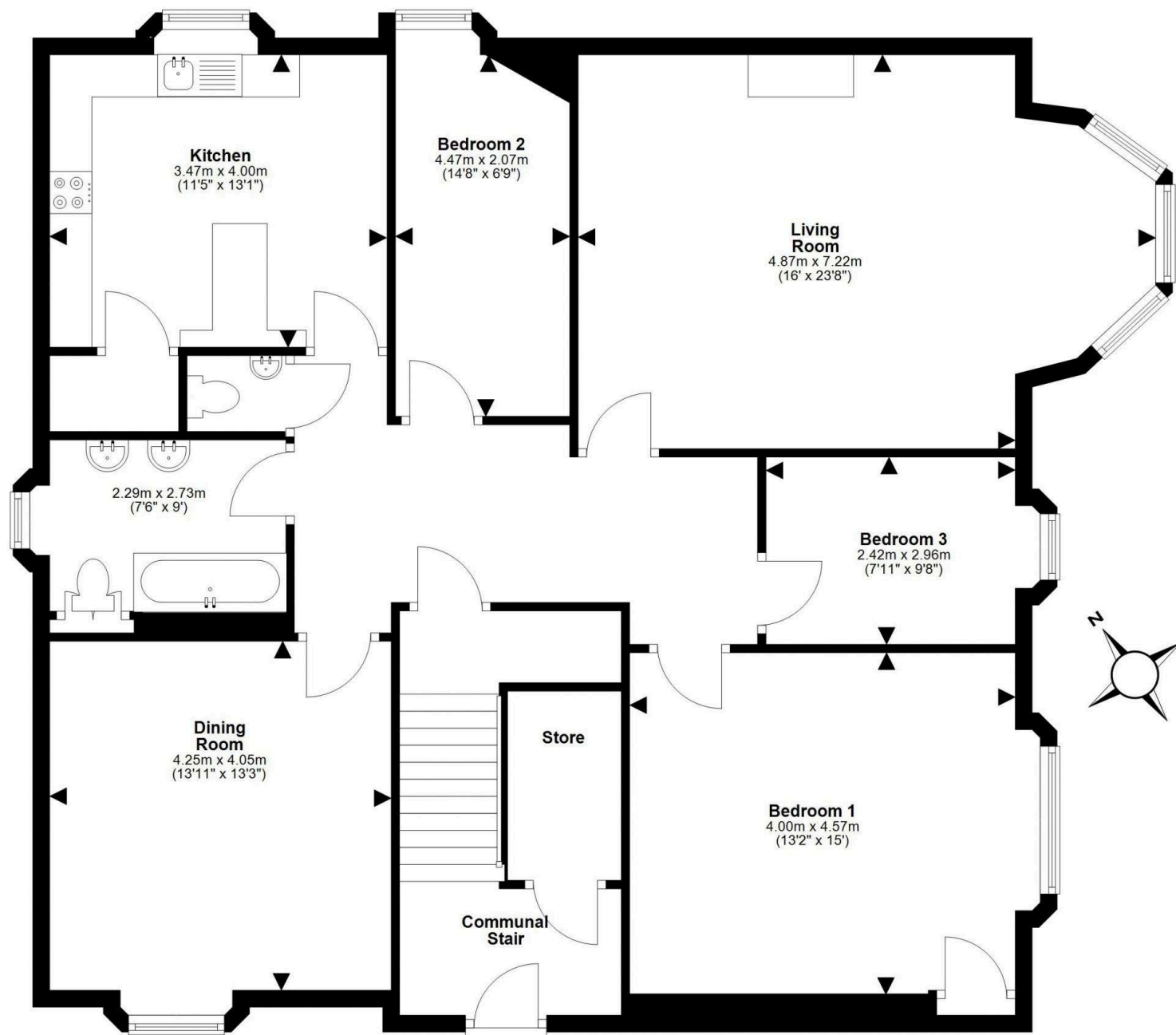
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.