

# 28/1 Wardieburn Road

GRANTON, EDINBURGH, EH5 1LX



*SPACIOUS TWO BEDROOM GROUND FLOOR  
FLAT IN THE GRANTON AREA OF EDINBURGH*



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McEwan Fraser Legal is delighted to present this two-bedroom ground-floor flat in Edinburgh's Granton area.

Inside, the property comprises a spacious living/dining room which provides access to the kitchen. The room is bright due to a large window and through light from the kitchen. The lounge offers multiple options for free-standing storage.







There is a fully equipped kitchen with a gas hob, fan oven and free-standing white goods.





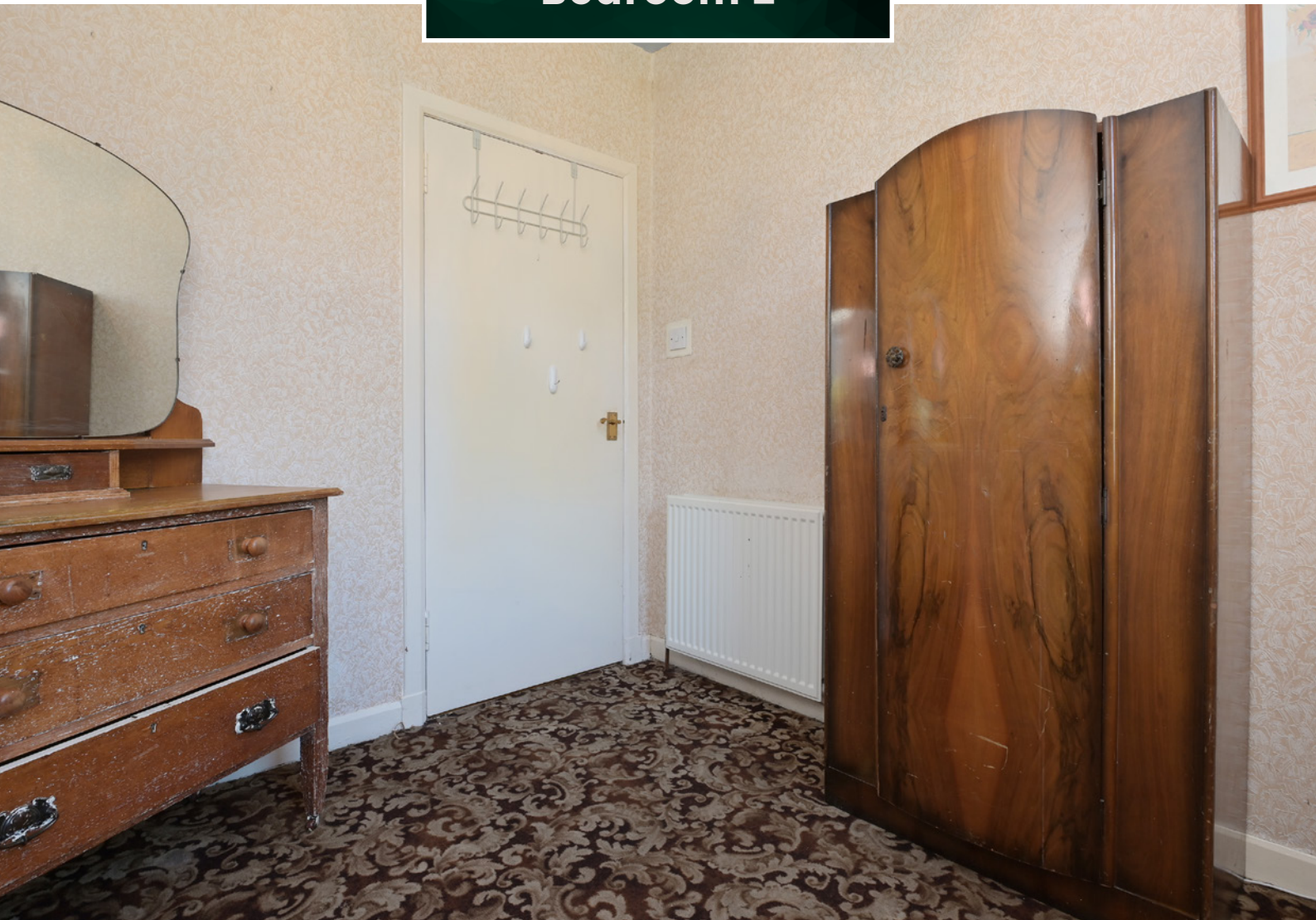
There are two bedrooms, which vary in size. The master is a spacious double, and bedroom two is a small double or single bedroom.







**Bedroom 2**

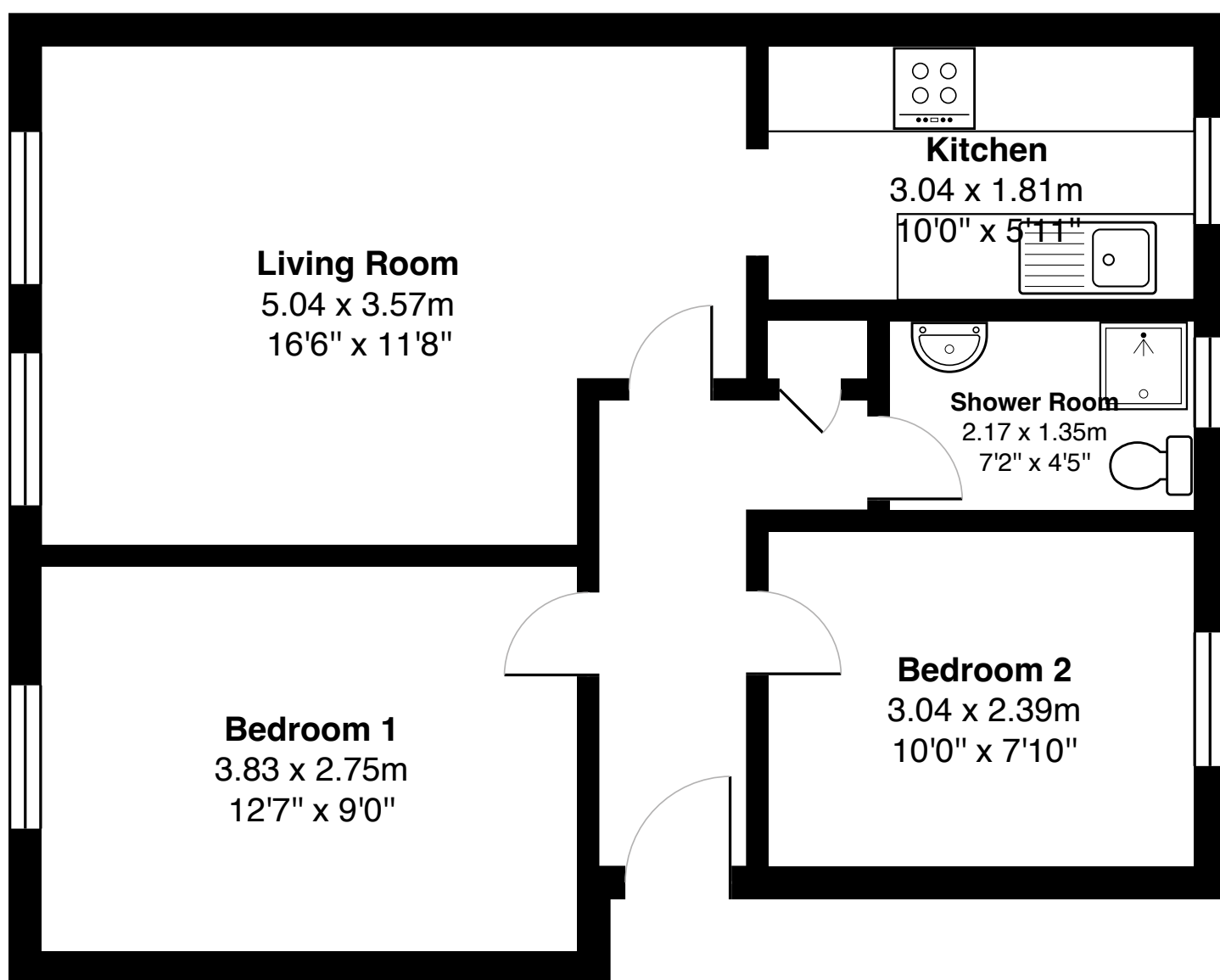






The shower room is fitted as a wet room and has an electric shower. In addition to this, the property includes free on-street parking, gas central heating and double-glazed windows.





Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup>

EPC Rating: C









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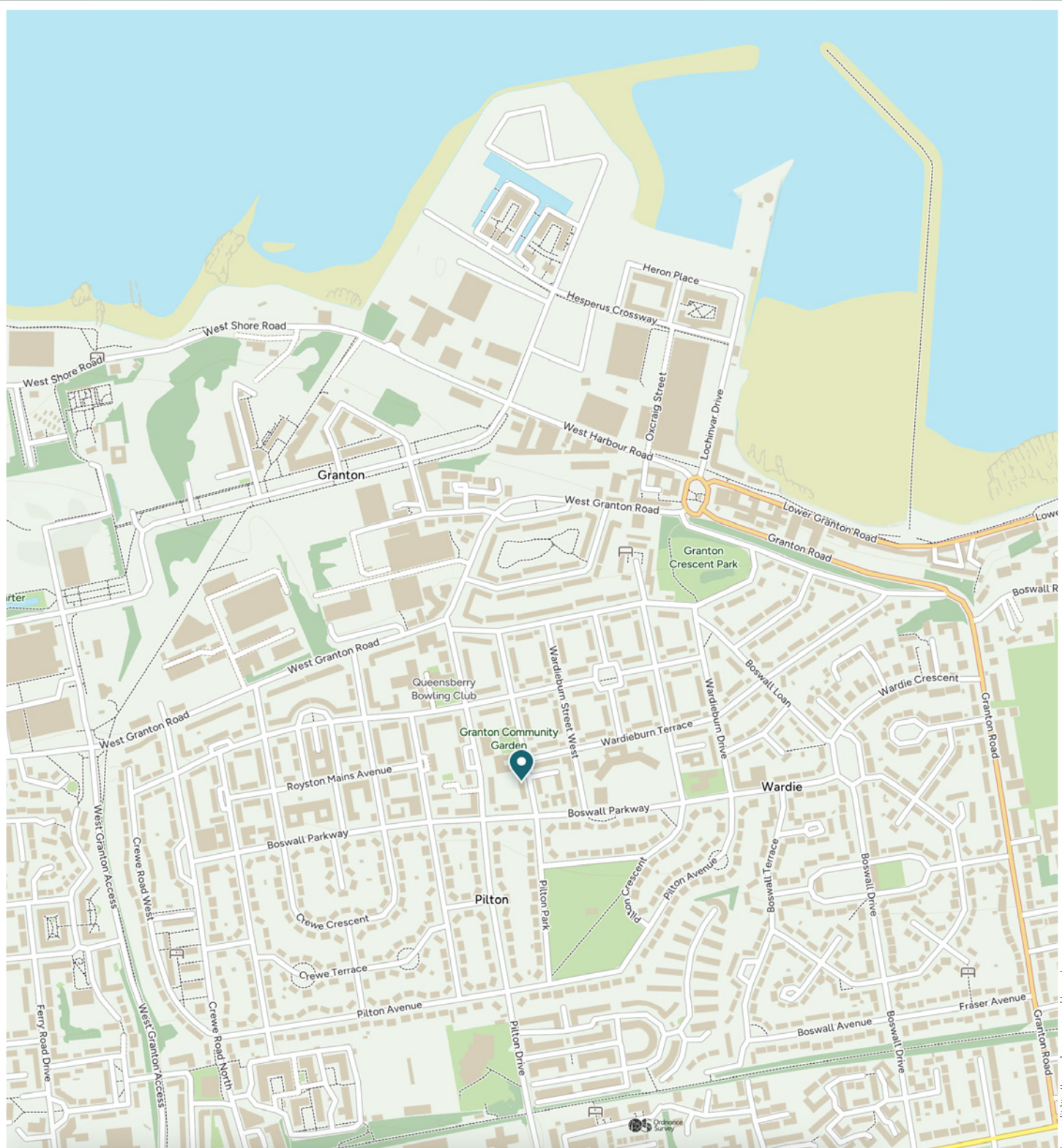
Granton has some excellent local shopping facilities including a post office and banking facilities. However, should these facilities prove insufficient; it is a simple matter to travel either to Davidson's Mains or to Comely Bank. Both areas are considered to be excellent suburban shopping centres and have a large branch of Tesco and Waitrose respectively. They also provide a full choice of building society, Post Office and banking services, along with an exceptionally broad choice of shopping facilities.

For those who prefer open air recreational facilities, Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away, whilst it is a simple matter to walk over to the Cramond/Granton Foreshore and Granton Harbour itself. The development is situated next to Forthquarter Park providing another pleasant destination for a Sunday afternoon walk.

Locally, Ainslie Park Leisure Centre is within walking distance and here you will find a swimming pool, five-a-side football facilities, weights room, sauna, cafeteria and bar. Edinburgh College and Craigroyston High School close by and provide numerous community activities, courses and evening classes.

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# McEwan Fraser Legal

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