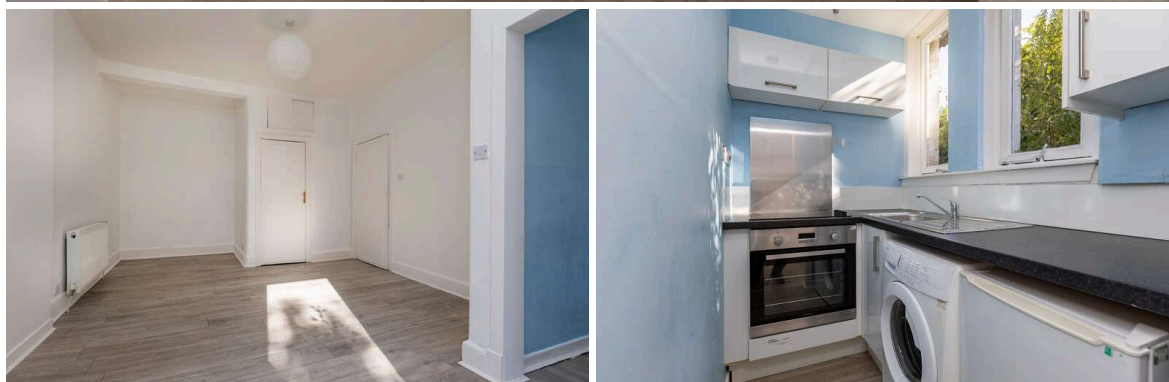




25/5 Lower Granton Road
GRANTON | EDINBURGH | EH5 3RT


warners
solicitors & estate agents



25/5 Lower Granton Road

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Set along the waterfront, moments from Granton harbour, excellent amenities and quick transport links is this spacious second floor traditional tenement apartment. Boasting a well-kept communal garden, free on street parking and gas central heating this property would make an ideal first time buy in a highly sought-after location.

The accommodation all faces to the quiet rear of the block and comprises a welcoming entrance hallway with storage cupboard, bright lounge with large cupboard and generous dining space, a contemporary kitchen, a large double bedroom and the flat is completed by a stylish shower room.

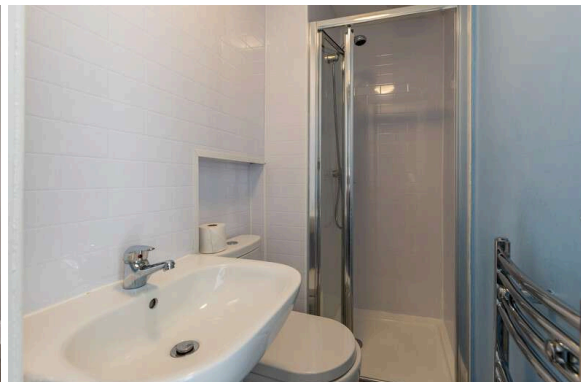
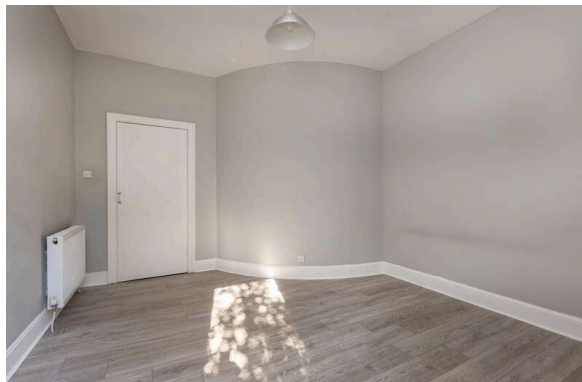
- Traditional tenement set along the banks of the Firth of Forth
- Welcoming hallway
- Bright lounge with dining space
- Contemporary kitchen
- Large double bedroom
- Stylish shower room
- Gas central heating
- Free on street parking
- Well-kept communal garden

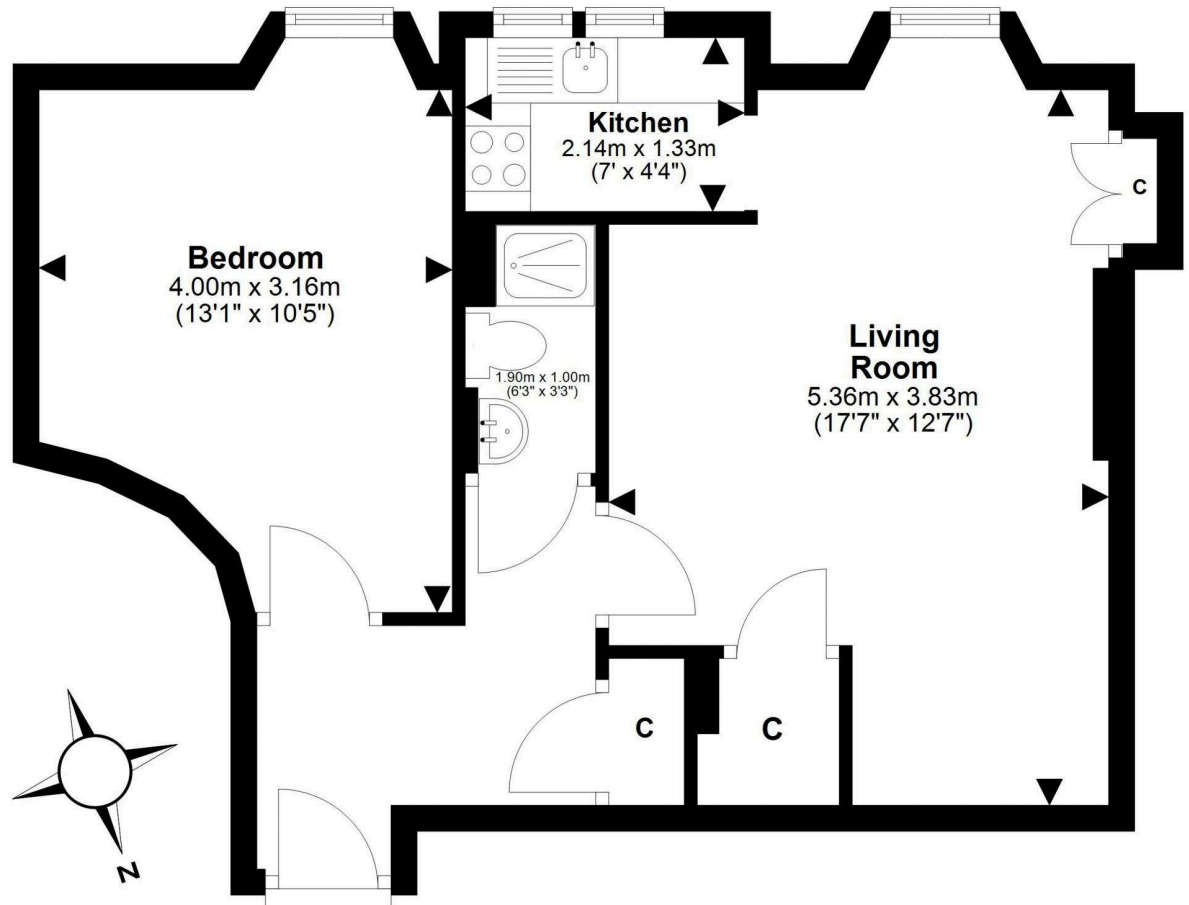
The property will be sold as seen. EPC rating C.
There are no factoring charges associated with this property.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the Granton area of Edinburgh which lies approximately 3 miles to the north of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity including a Scotmid on Granton Road, Morrison's supermarket on West Granton Road, Craighleith Retail Park and Ocean Terminal shopping complex. Leisure facilities include Edinburgh Leisure Ainslie Park Centre, sailing at Granton Harbour, the open spaces of Inverleith Park and the Royal Botanical Gardens and a cycle path leading to many areas of the city. The city centre is also easily accessible by car or public transport, where a wider range of amenities can be found. Schooling is well represented from nursery to senior level and the property is also ideally located for Telford College. The Western General is also situated nearby. An efficient public transport network operates to most parts of the town and surrounding areas and the city by-pass and main motorway networks are also within easy reach.





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.