



354/11 West Granton Road
GRANTON | EDINBURGH | EH5 1FE


warners
solicitors & estate agents



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An exciting opportunity has arisen to acquire this stunning two-bedroom apartment with Castle views, forming part of a modern development in the popular Granton district to the North of Edinburgh's city centre. The apartment has been decorated to a high standard and is offered to the market in true move-in condition. The fitted Kitchen currently comprises a fridge/freezer, washing machine, oven, induction hob and fan. There is a spacious living room with dining area, and Juliet balcony with views over Edinburgh Castle and the Pentlands alike. There are two well proportioned bedrooms, one with built in wardrobes and completing the accommodation is the bathroom with shower over the bath. Offering immense appeal to first-time buyers, couples and young families as well as holding excellent investment potential, early viewing is highly recommended to avoid missing out on this apartment.

- Modern two-bedroom apartment with Castle Views
- Fitted Kitchen and Spacious Living room with excellent views
- Master bedroom with built-in wardrobe
- Two Bedrooms
- Contemporary bathroom
- Entrance hallway with storage cupboards
- Residents parking
- Excellent local amenities
- Easy access to public transport links

The blinds, curtains, washing machine and fridge are included in the sale. EPC rating C.

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, Craighleith Retail Park (where a Boots and Marks & Spencers are located), Ocean Terminal shopping complex and a Morrisons supermarket on Ferry Road. Leisure facilities include 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. Western General and Victoria Hospitals are also situated within 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.



