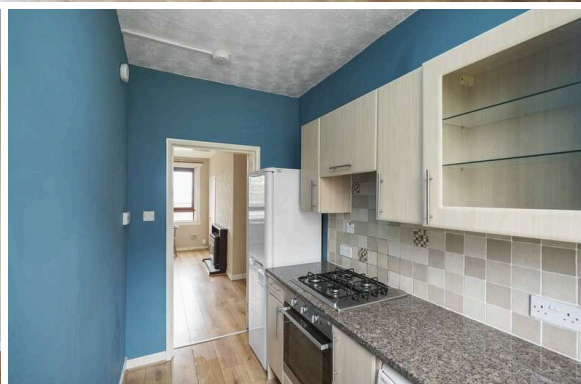
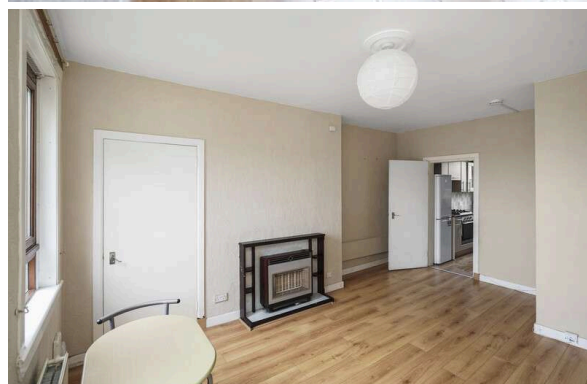




215/3 West Granton Road,  
GRANTON | EDINBURGH | EH5 1PD

  
**warners**  
solicitors & estate agents





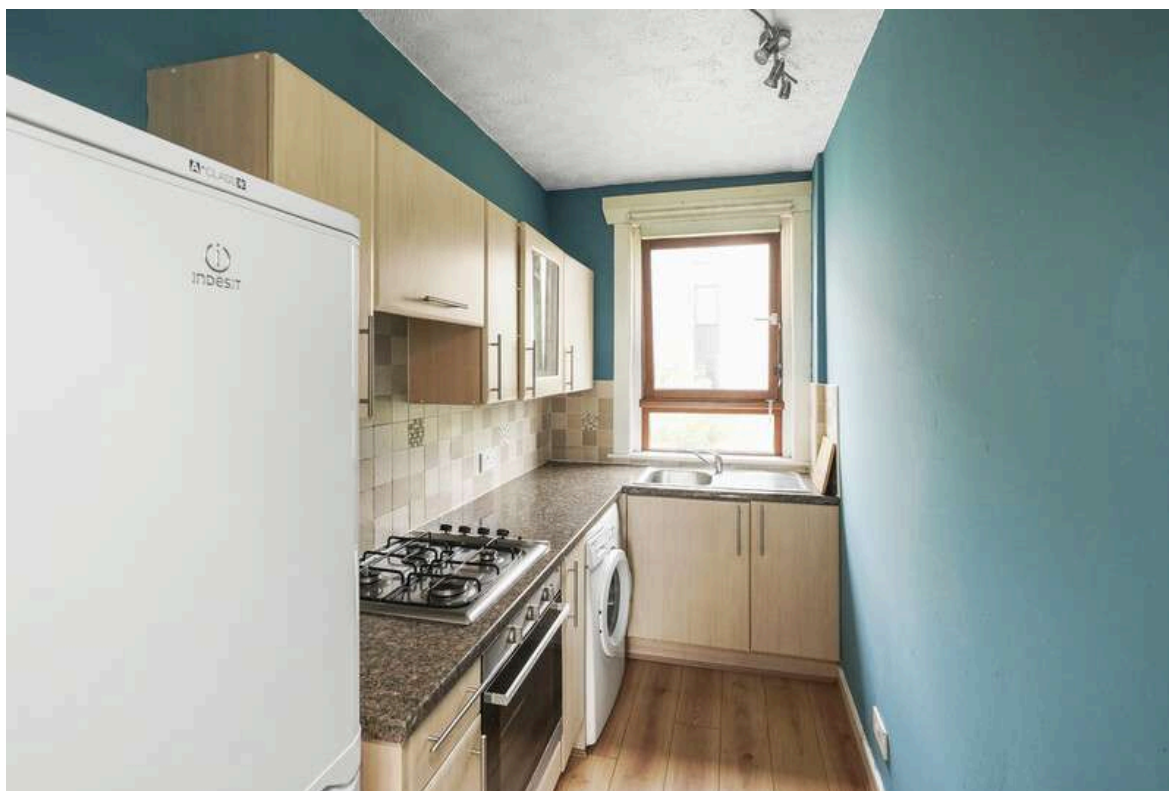
## 215/3 West Granton Road,

GRANTON | EDINBURGH | EH5 1PD

Good-sized, two bedroom, first floor flat, offering ideal accommodation for a first time buyer or investment purchaser, conveniently situated close to great local amenities, Granton Harbour and Cramond Beach. The property offered for sale forms part of a block of six properties and provides well proportioned accommodation. A good sized lounge offers space for relaxing and dining furniture, a range of floor and wall units are fitted within the galley kitchen, there are two double bedrooms, and the shower-room with vanity sink completes the accommodation. The property further benefits from timber framed double glazing, gas central heating, a communal drying green and on street parking.

- Entrance hallway with cupboard space
- Living/ dining room
- Fitted galley kitchen
- Two double bedrooms
- Shower room
- Fitted galley kitchen
- Shower room
- Gas central heating and double glazing
- Communal drying green
- On street parking

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Extras: All white goods will be included. No warranty will be given for any appliances. EPC rating C.

Granton, in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour. Shopping is well catered for locally and there is a 24-hour ASDA at Newhaven, a Sainsbury at Craigleith and Morrisons off the Ferry Road. More extensive facilities can be found at Ocean Terminal or Davidsons Mains. Leisure facilities nearby include a choice of golf courses, the David Lloyd Health Club and Ainslie Park Leisure Centre. There is also cycle path access to most of Edinburgh including a waterfront cycle to Cramond, where there is a lovely beach. Both Inverleith Park and the Royal Botanical Gardens are both within easy reach. Schooling is available from nursery to senior level and Edinburgh College is close by. A regular bus service operates to the City Centre and surrounding areas and there is quick access to the Forth Road Bridge and City Bypass.

