










Offers Over
£375,000

20 Upper Strand Walk

Granton | Edinburgh | EH5 1RR

Enjoying a sought after position within the vibrant Granton Waterfront area, this beautifully presented mid-terraced townhouse offers generous and flexible accommodation. The property further benefits from a fantastic private terrace, garage and car port, while the nearby waterfront, green spaces and excellent transport links add to its appeal. Presented in true move in condition, this is a stylish home ideally suited to modern living.

-  3 bedrooms
-  2 public rooms
-  3 bathrooms plus WC
-  Private terrace
-  Garage & car port
-  EPC rating – C
-  Council tax band - E



Description

The accommodation is thoughtfully arranged over three levels. On the ground floor, a welcoming entrance hall leads to a double bedroom with built-in wardrobe, a stylish bathroom fitted with a crisp white suite, rainfall shower and heated towel rail, and provides internal access to the garage. The first floor forms the heart of the home, comprising a bright and spacious lounge, contemporary kitchen fitted with a range of wall and base units, coordinated worktops and subway style splashback tiling, and a dining room. These spaces flow seamlessly together and enjoy direct access to the private terrace, creating an ideal setting for both everyday living and entertaining. Also located on this level is a useful utility room with WC. On the top floor are two further double bedrooms, each benefiting from built-in wardrobes and en-suite shower rooms, with the principal bedroom also enjoying views towards the Firth of Forth. Additional features include gas central heating and double glazing.



Extras

Included in the sale will be the induction hob and electric oven, and integrated fridge/freezer, washing machine and dishwasher.

Garden, terrace and parking

A neatly paved front garden provides an attractive and low maintenance welcome to the property. A particular feature of the property is the generous private terrace, accessed directly from the dining room, providing a perfect space for outdoor seating, dining and relaxing. In addition, the property benefits from a garage with electric door, light and power, offering excellent storage and secure parking, along with a car port providing further convenient off-street parking.

Factor

The communal grounds around the development are maintained by AboveBoard Homes at a cost of approximately £50 per month with a £200 float.

Viewing

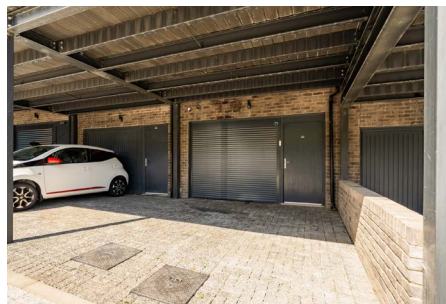
By appointment through Neilsons (0131 625 2222).





Location

The property is in the popular Granton district of Edinburgh, which lies to the North of the city centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, with more extensive amenities found in neighbouring Leith, Inverleith, Newhaven and The Shore. The Pitt Market and the Cramond Boardwalk are only a short distance away as is Ocean Terminal which includes a multi-screen cinema and Pure Gym. Granton is well served by a frequent bus service and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.





Approx. Gross Internal Floor Area 114 Sq M / 1230 Sq Ft.



Area excludes Garage & Terrace.

All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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