



RALPH SAYER
SOLICITORS & ESTATE AGENTS

29/3 West Granton Road

Edinburgh EH5 1HN

29/3 West Granton Road

This three-bedroom upper villa is on a small crescent set back behind a lovely 'green', ideally located close to Granton Square and Harbour. Located just north-west of the city centre with great transport links, this home offers convenience and accessibility. The property has great proportions, and an enclosed private south-facing garden at the rear, perfect for outdoor enjoyment.

On entering, you are welcomed by a long hallway with a spacious lounge/diner found at the end. This room is filled with natural light from a dual-aspect. Adjacent to the lounge is a well-appointed kitchen overlooking the rear garden, equipped with cabinets along three walls. Returning to the hall, you find three excellent double bedrooms and a pristine shower room complete with modern fixtures.

Property Summary

- Appealing upper villa
- Spacious lounge/diner
- Fitted kitchen
- Three excellent double bedrooms
- Three-piece shower room
- Gas central heating & double glazing
- Private enclosed garden & shared drying green
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - B

Extras: fitted floors, light fittings, curtains, blinds, and all kitchen appliances, to be included in the sale.



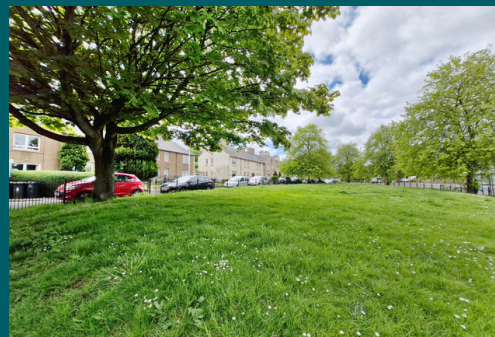
Home Report Value - £180,000





Upper villa
with three
bedrooms &
private south-
facing garden





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

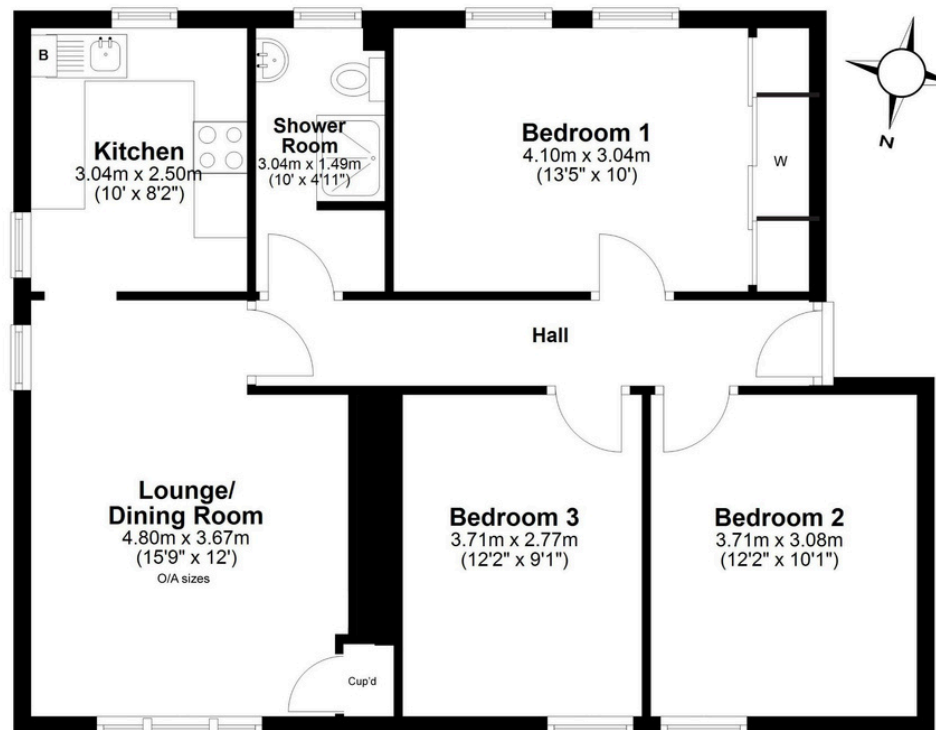
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



First Floor

Approx. 76.0 sq. metres (817.7 sq. feet)

Location

Granton sits beside the banks of the Firth of Forth, north of Edinburgh city centre and is part of Edinburgh's large waterfront rejuvenation programme. It has a harbour, housing two yacht clubs, the Royal Forth and the Forth Corinthian.

Local amenities can be found on West Granton Road, with a large Morrisons store. Both within easy reach are; Leith and the Ocean Terminal shopping centre - to the east, or to the west is Craighleith Retail Park. Additional recreational facilities, include the Ainslie Park Leisure centre (with swimming pool) and a Pure gym. Fabulous walks can be found along the promenade at Silveknowes which takes you along to the pretty village of Crammond.

An Edinburgh College campus is close by and there are excellent transport links, with a choice of regular bus services, taking you to the city and surrounding areas.