



45/3 Granton Crescent, Edinburgh, EH5 1BJ



Welcome

Welcome to Granton Crescent, an excellent opportunity to acquire a bright and well-proportioned two-bedroom first floor flat, forming part of a traditional block of six properties in the popular Granton area of Edinburgh. This appealing home offers comfortable accommodation, ideal for first-time buyers. The property benefits from a practical and spacious layout, with well-sized rooms throughout and an abundance of natural light, boasting the most stunning views of the Firth of Forth. The property enjoys access to well-kept shared garden grounds to the rear, providing a pleasant outdoor space for residents. There is also convenient on-street parking available to the front of the property. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with useful storage
- Front facing living room boasting stunning views to the Firth of Forth
- Fitted kitchen
- Two double bedrooms
- Bathroom presented as a shower room
- Gas central heating
- Double glazing
- Secure entry system
- Shared gardens to the rear
- On street parking available







Granton

Set along the northern edge of Edinburgh, Granton Crescent offers a calm, residential setting with sweeping views across the waters of the Firth of Forth. This sought-after coastal pocket combines the tranquillity of waterfront living with easy access to the city's vibrant centre. Residents can enjoy scenic walks along the shoreline, ever-changing sea views, and striking sunsets over the estuary, all while being just a short journey from central Edinburgh's shops, restaurants, and cultural landmarks. Local schooling along and swift transport links are in a close proximity to the property.

Extras

The property is to be sold as seen inclusive of white goods (apart from the fridge freezer) all furniture, fixtures and fittings.





Get in touch

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Property Hub:

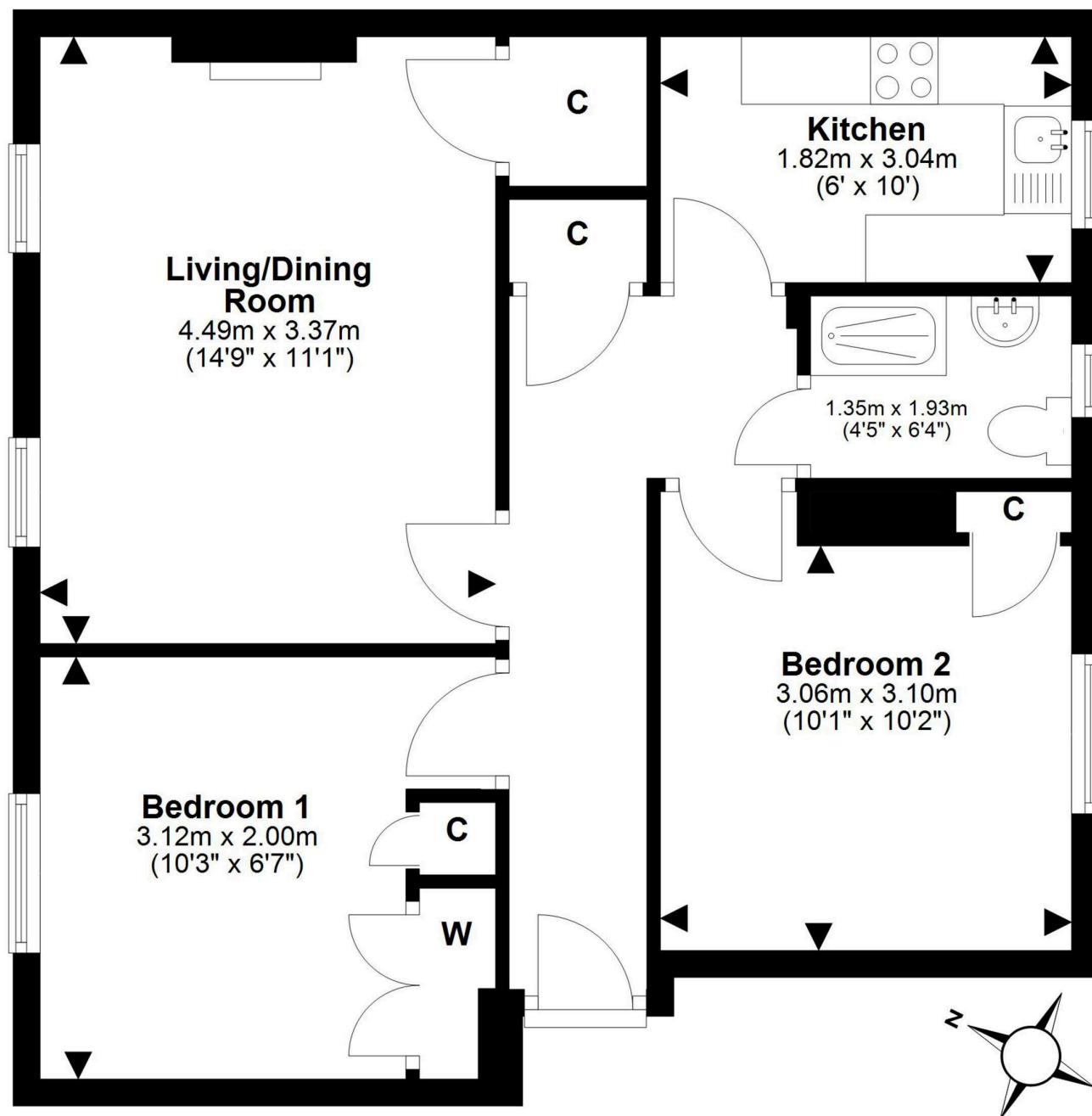
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.