



20 Granton Gardens  
GRANTON | EDINBURGH | EH5 1AX

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Nestled on a quiet street in the heart of Granton, moments from the waterfront, excellent amenities, quick transport links and vast open green spaces is this immaculately presented and freshly painted main door lower villa. Boasting front and rear gardens, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright bay windowed lounge with feature fireplace, a contemporary kitchen with attractive units and garden access, two well-proportioned double bedrooms and the flat is completed by a stylish bathroom with three piece suite.

Externally the fully enclosed, secluded rear garden is laid to lawn with the front garden paved.

- Main door lower villa
- Quiet street moments from the waterfront
- Private front and rear gardens
- Welcoming hallway with large storage cupboard
- Bright bay windowed lounge
- Contemporary kitchen with attractive units
- Two large double bedrooms
- Stylish bathroom

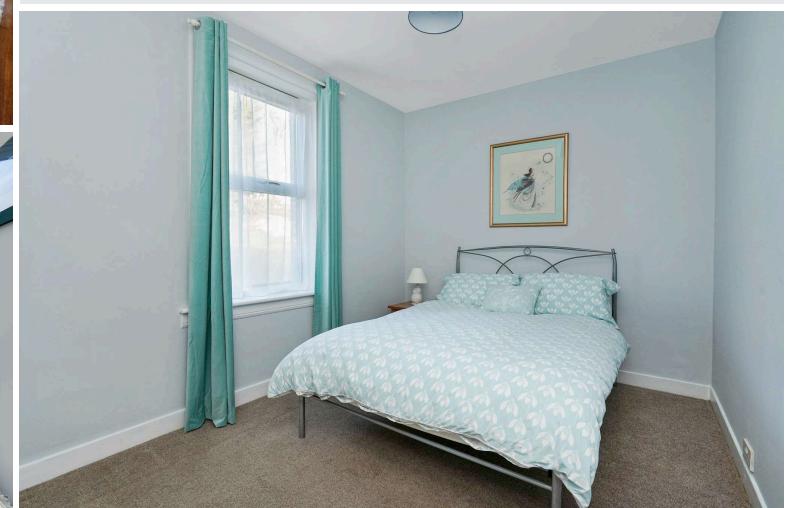
Energy rating D, Council tax band B. There is no factor associated with this property.

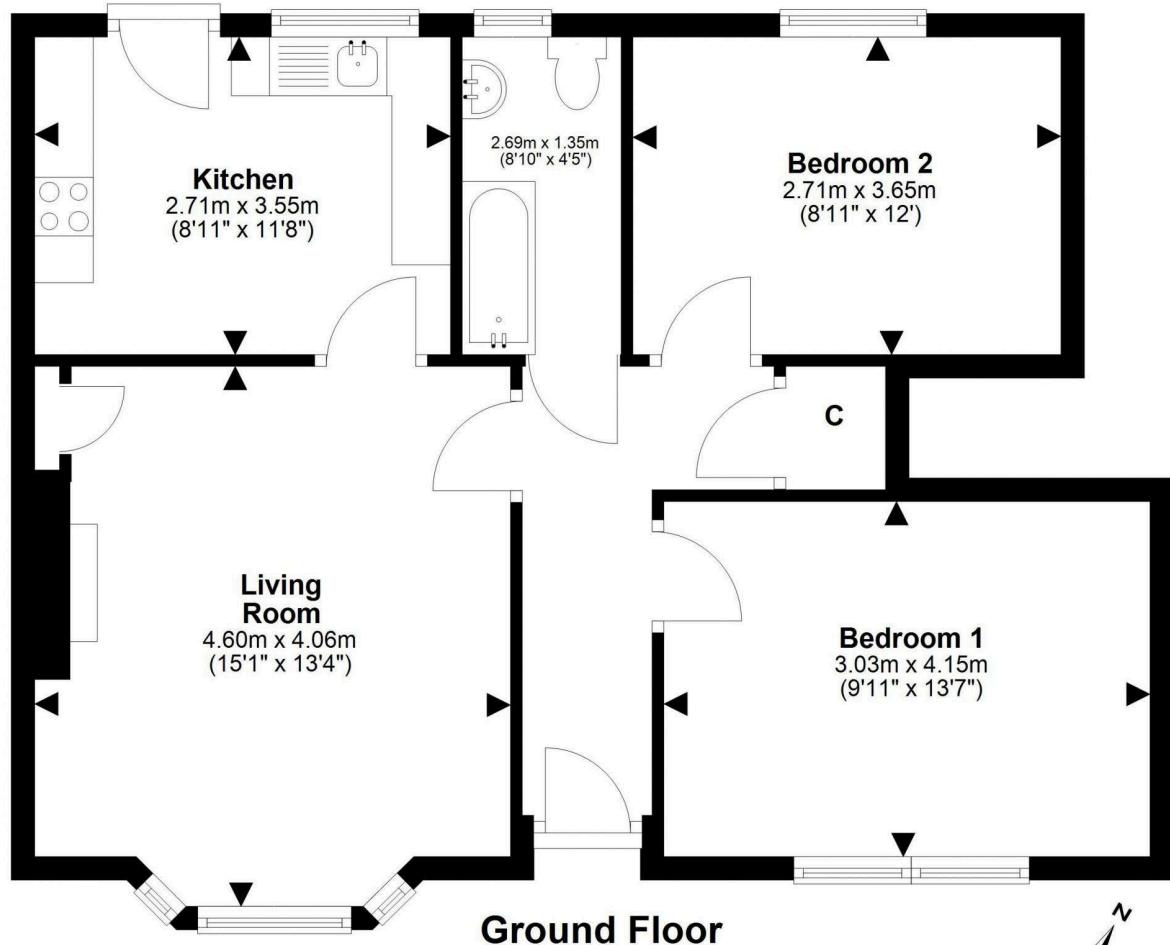
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The subjects are located in the Granton area of Edinburgh, which lies approximately 3 miles to the north of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity including a Scotmid on Granton Road, Craigleath 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 Hospital 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.

Extras included in this sale will be the washing machine, dishwasher, fridge/freezer, curtains, light fittings, lampshades and fitted carpets.





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.