

213 (flat 10) Granton Road, Granton, Edinburgh, EH5 1HD



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Description

A fantastic opportunity has arisen to acquire this impressive and well presented top floor apartment forming part of a modern factored development. This lovely home has been finished to a good standard throughout benefiting from modern interior. Well positioned close to excellent amenities, transport links and walking distance to Wardie Primary School, the property will appeal to a multitude of buyers including couples, professionals and families.

- Welcoming reception hallway with fitted storage
- Fabulous open living/dining room/kitchen, offering ample room for relaxing and dining providing a very sociable space and open plan to a modern kitchen
- Two spacious double bedrooms, both with fitted wardrobes and the master coming with an en-suite shower room
- Principal bathroom comes complete with a white suite
- Gas central heating and double glazing ensure year round comfort and efficiency
- Secure entry system
- Private allocated parking space within a secure underground car park

Extras

The oven, hob, washing machine and fridge/freezer are included.

Factor

The development is factored by Hacking & Paterson for approx. £177 per month according to the vendor. This includes maintenance of communal areas and block buildings insurance.



Location

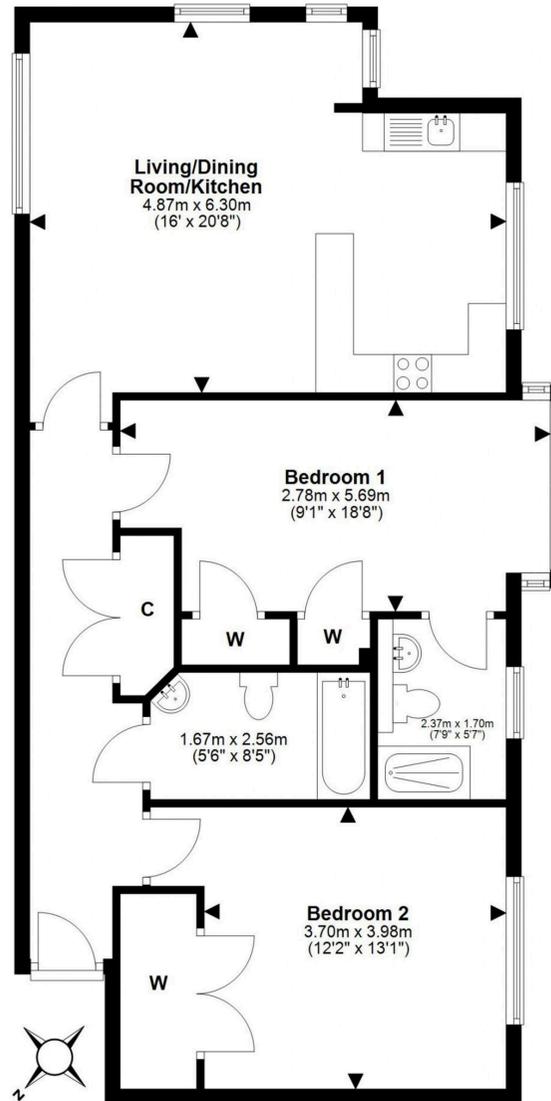
Lying approximately three miles from the centre of Edinburgh is the desirable coastal area of Granton. Once a thriving port, this shoreline district is now home to numerous luxurious residential developments, boasting superb sea views. Residents are well served with local shopping and entertainment amenities, including a large Morrisons supermarket and petrol station, a 24-hour ASDA and Ocean Terminal shopping centre, with its wide array of high-street stores, family restaurants, a multi-screen cinema and a 24-hour gym. Offering access to a diverse selection of sports facilities, provides superb local facilities for rock-climbing and watersports enthusiasts, as well as those seeking more tranquil walks or cycle rides, with a waterfront promenade leading to picturesque Cramond. In addition to excellent public transport links into the city and a vast cycle path network.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

EPC Rating: B





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

