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4 Granton Gardens,

Edinburgh, EH5 1AX



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2



1



EPC

C



FREEHOLD

Description

An excellent opportunity has arisen to acquire this lovely 2-bedroom lower villa nestled on a quiet street in the heart of Granton, moments from the waterfront, excellent amenities, quick transport links and vast open green spaces. The accommodation is beautifully presented and in true move-in condition. The accommodation briefly comprises a welcoming entrance hall, a light and spacious bay windowed living/dining room, well appointed modern fitted kitchen, two double bedrooms and a stylish bathroom. Boasting front and rear gardens, gas central heating and double glazing this property will make an ideal buy in a tranquil, yet well-connected location.

Location

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, Craighleith 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.

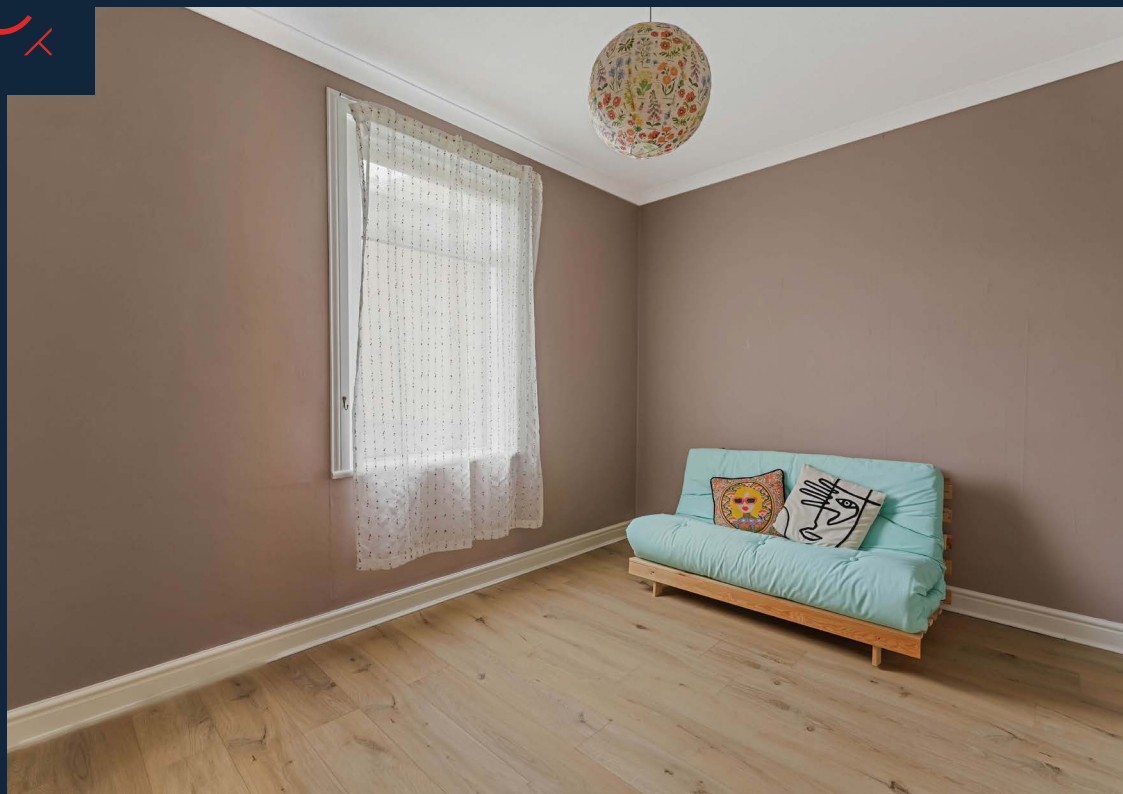
Extras

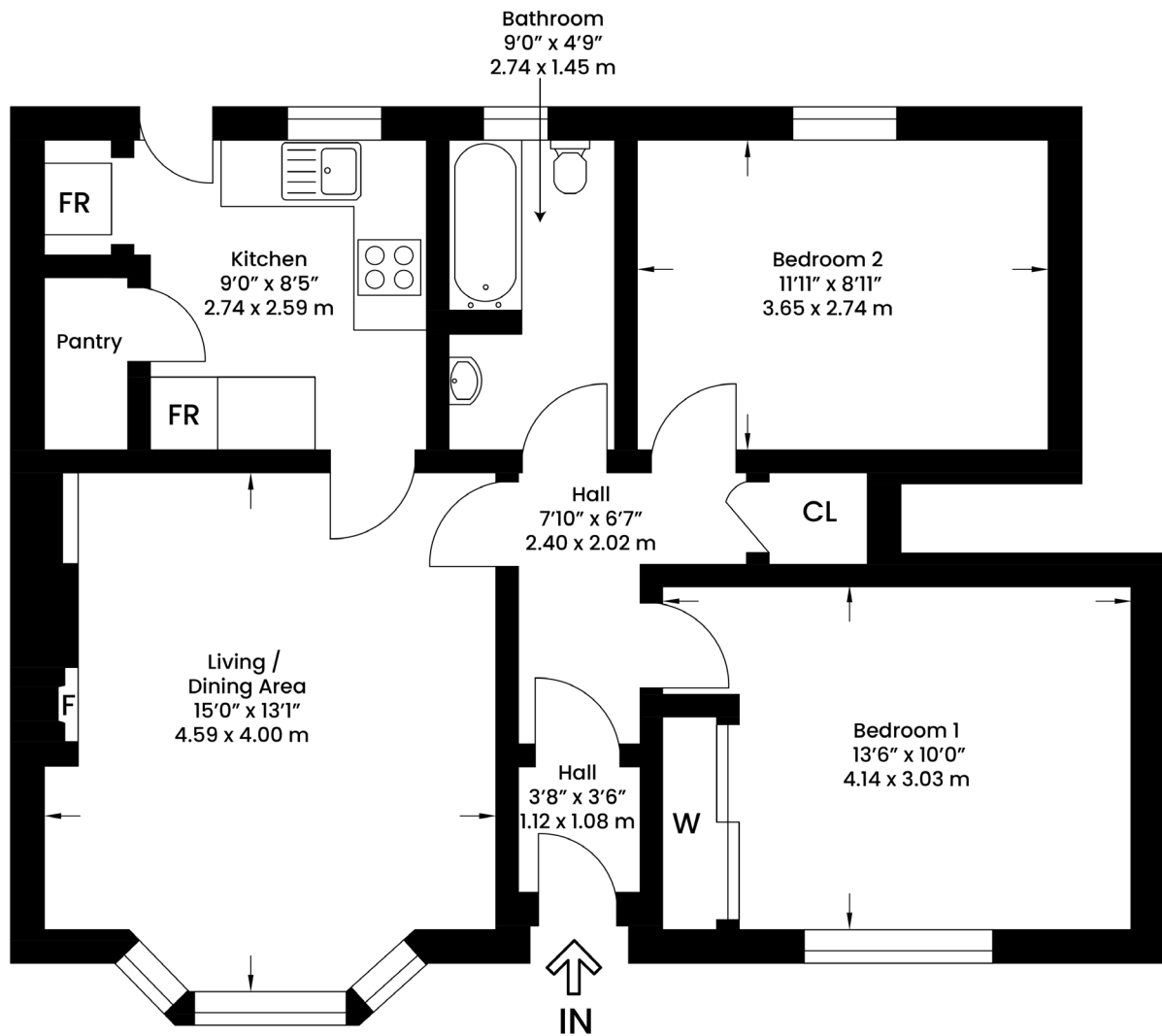
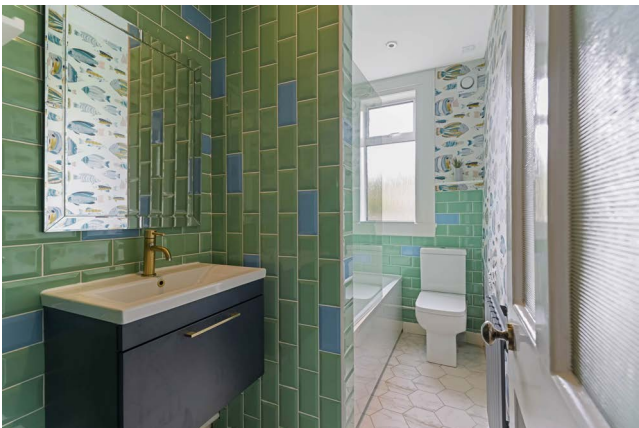
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for systems.

Features

- Entrance hall
- On-street parking
- Living/Dining room
- EPC rating - C
- Kitchen
- Council Tax Band – B
- 2 Bedrooms
- Tenure - Freehold
- 1 Bathroom
- Gas central heating
- Double glazing
- Private gardens to the front and rear







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026



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