



Solicitors & Estate Agents



Offers Over

£175,000

19/2 West Granton Road

Granton | Edinburgh | EH5 1HN

This spacious, well proportioned ground floor flat with private garden and driveway, is pleasantly situated within the Granton district of Edinburgh, close to excellent local amenities and transport links on your doorstep. The accommodation would ideally suit the young families or those wishing to downsize and internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  1 Public room
-  1 Shower room
-  Driveway
-  Private garden
-  EPC Rating – C
-  Council Tax Band – B



Description

In brief the accommodation comprises; welcoming entrance hallway, fantastic sized lounge/dining room, stylish fitted kitchen with good storage and overlooking the rear, generously proportioned principal bedroom with fitted storage, two further well proportioned bedrooms and modern shower room. Further benefits include gas central heating, double glazing and access to useful external storage cupboard.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob and washing machine.

Gardens & Driveway

To the front of the property lies a well maintained private garden together with a driveway providing off-street parking and access to an external storage cupboard. To the rear, there is a beautifully maintained communal garden and drying area.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

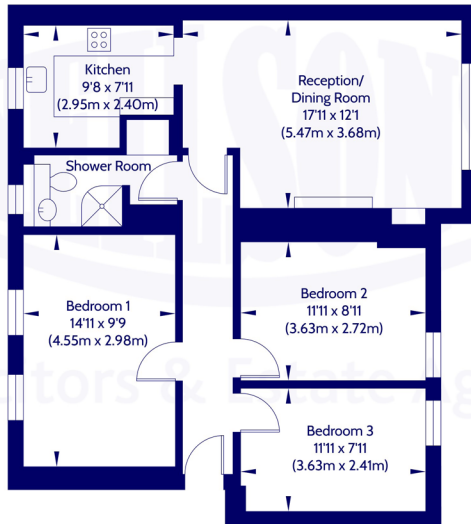
The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, with more extensive amenities found in neighboring Leith, Inverleith, Newhaven and The Shore. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of high street stores as well as a multi-screen cinema and a Pure Gym a short walk from the property. Granton is well served by a frequent bus service and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.





Approx. Gross Internal Floor Area 75 Sq M / 802 Sq Ft.

Upper Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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