




12/4 Lower Granton Road, Edinburgh, EH5 3RU

# Get in touch

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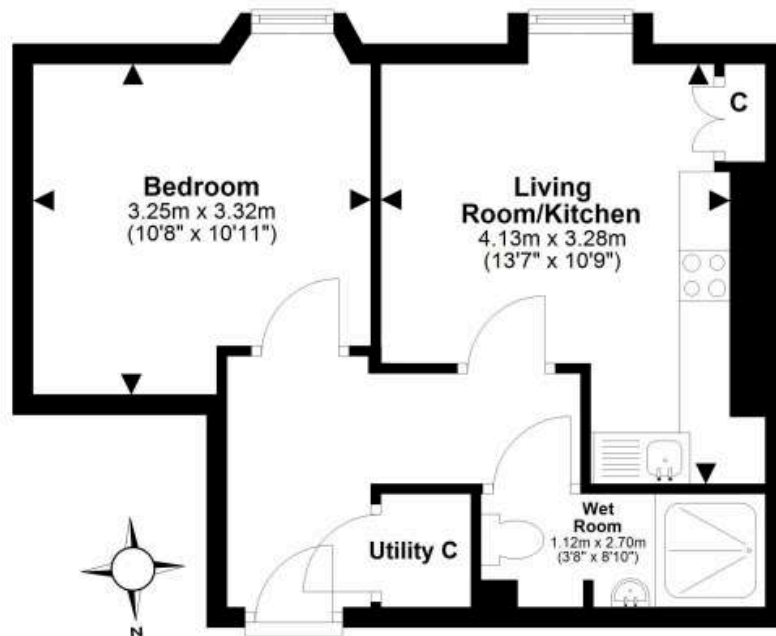
25-27 High Street, Dalkeith  
EH22 1JB

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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.

## Welcome

This lovely, well presented ground floor flat forms part of a traditional tenement adjacent to the Firth of Forth in the sought after district of Newhaven.

Quietly placed to the rear of the building, benefiting from a south facing aspect, this delightful home shall undoubtedly appeal to the first time buyer or rental investor and merits internal viewing to be fully appreciated. Offered to the market in move in condition, this delightful property has been upgraded to a high standard and benefits from a well kept communal garden with decked seating area. The light and stylish accommodation comprises entrance hallway enhanced by solid oak flooring with utility/storage cupboard which has a washing machine. There is an attractive and sunny lounge open plan kitchen, which is fitted with a range of modern white sleek wall and base units with contrasting wood effect worktops incorporating the built-in hob, oven and hood. There is a sizable double bedroom and a fully tiled contemporary wet room with white suite, mains shower and underfloor heating. Further benefits include gas central heating system with combination boiler (contract maintained), double glazing and mains wired smoke detectors. The property benefits from a fully enclosed south facing communal garden to the rear including a decked seating area directly outside the flat. For the car owner unrestricted parking is available within the area. Viewing by appointment. Call agent on 07884 247419.

