



64/4 Granton Crescent
GRANTON | EDINBURGH | EH5 1EH


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Spacious three bedroom, first floor flat, offering an ideal home for a variety of purchaser, conveniently situated close to a host of local amenities, Granton Harbour and Cramond Beach boasting rooftop views over to hills to the rear. The property offers well proportioned accommodation with recently fitted carpets throughout and comprises of an entrance hallway with security entry phone and storage cupboard, a good sized lounge with space for relaxing and dining furniture, a recently fitted modern galley kitchen with integrated and space for appliances, there are three double bedrooms, and the shower-room with mains shower cubicle completes the accommodation. The property further benefits from double glazing, gas central heating, a communal drying green and ample, unrestricted on street parking.

- Spacious first floor flat with recently fitted carpets
- Good sized living/dining room
- Recently fitted modern kitchen with integrated , and space for, appliances
- Three double bedrooms
- Shower room with mains shower cubicle
- Gas central heating
- Double glazing
- Security entry phone system
- Ample unrestricted on street parking



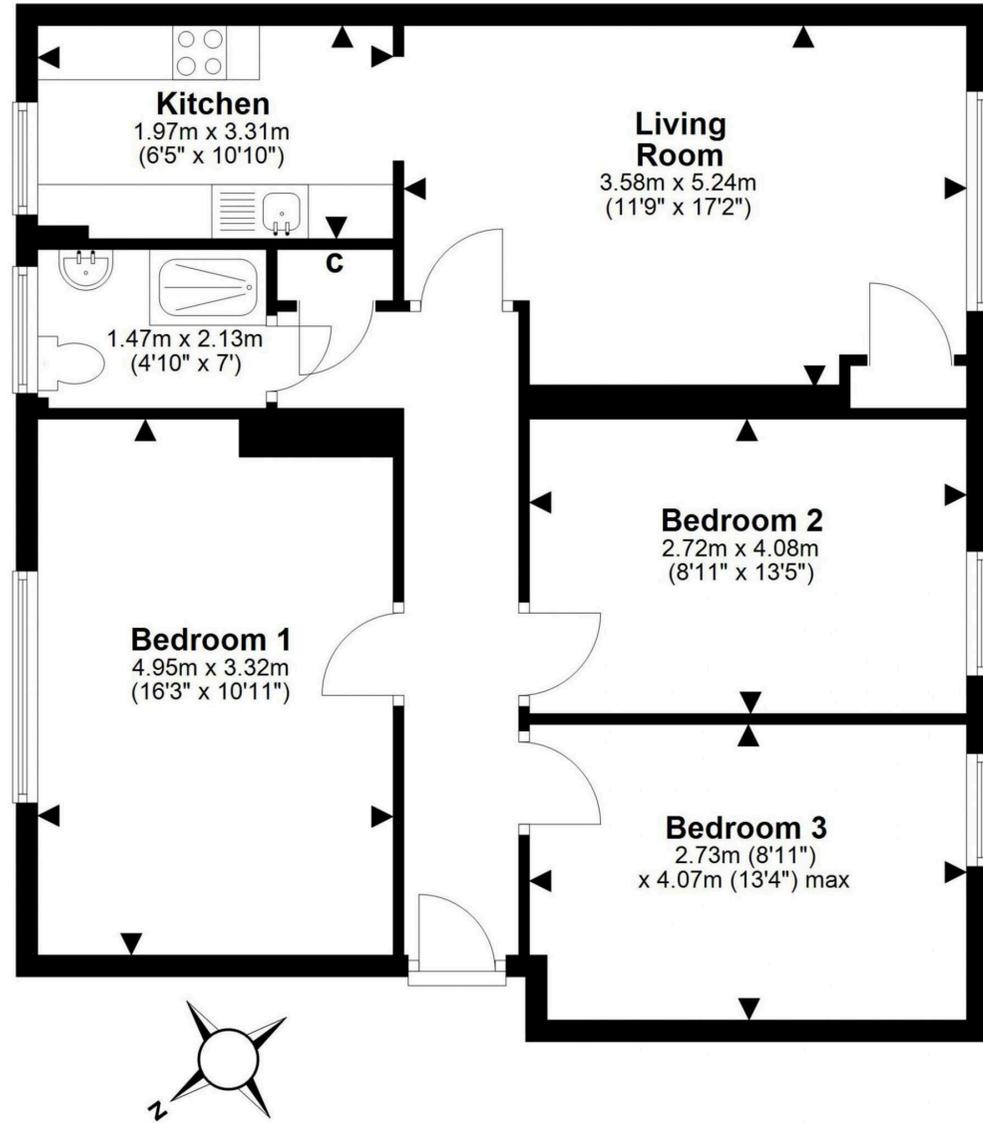
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The subjects are located in the Granton area of Edinburgh, which lies approximately 3 miles to the north of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity including a Scotmid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

Energy rating C, Council tax band B. There is no factor associated with this property.
Extras included in the sale will be integrated kitchen appliances.





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.