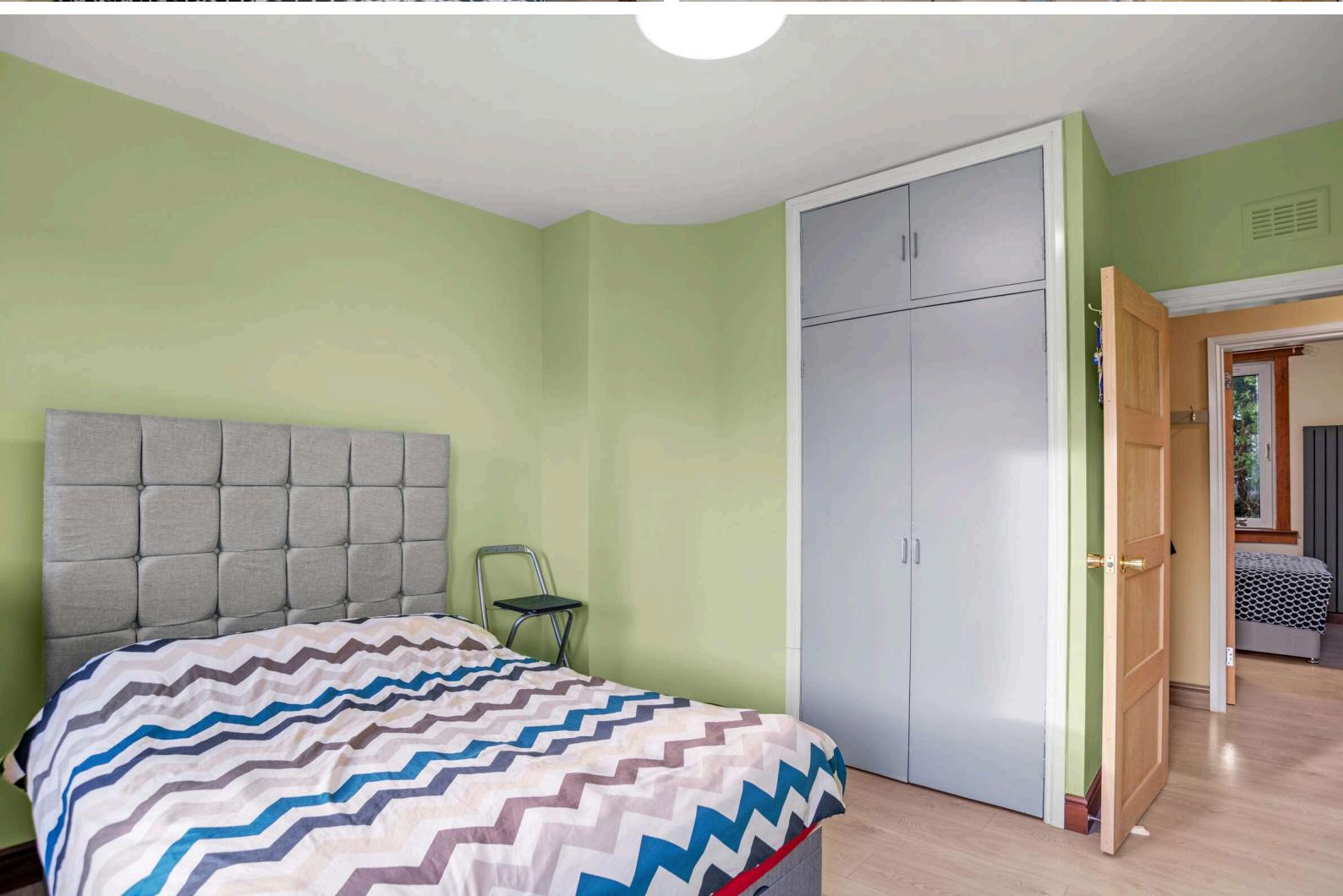




10/6 Granton Terrace  
Edinburgh, EH5 1BQ

- Ideal For First Time Buyers And Investors
- Modern Fixtures And Fittings
- Recently Upgraded Heating System
- Double Glazing And Gas Central Heating
- EPC: Rating C
- Council tax band: B





10/6 Granton Terrace is a most attractive and beautifully presented second-floor, two-bedroom flat, set within the historic and increasingly popular Granton area of Edinburgh. The property has been very well maintained and benefits from full gas central heating which has been recently installed and the boiler is still under manufacturers warranty. The heating and double glazing, ensure a comfortable and efficient living environment.

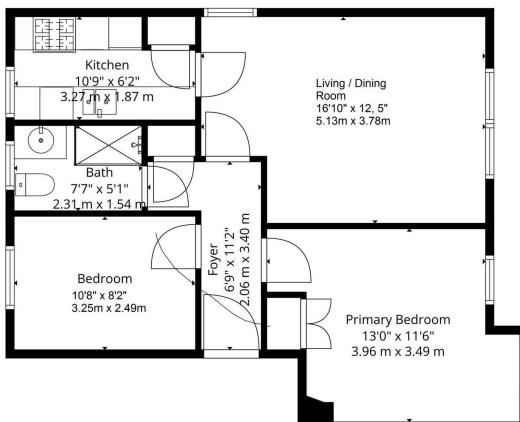
The accommodation has been tastefully modernised throughout, including a contemporary fitted kitchen and a stylish shower room finished with modern tiling and a sleek three-piece white suite incorporating a walk-in shower. With good storage throughout, the property is ideally suited to first-time buyers or those seeking a buy-to-let investment.

**The accommodation comprises:** a welcoming entrance hall with excellent storage; a bright sitting room with two windows to the front and an additional side window, allowing for an abundance of natural light; a modern fitted kitchen with base units, ample worktop space, gas hob, built-under oven, and space for freestanding

appliances, along with a rear-facing window offering lovely views towards the Firth of Forth and Fife. There are two well-proportioned double bedrooms, one to the front and one to the rear, with the principal bedroom benefiting from a built-in wardrobe. A contemporary shower room completes the internal accommodation.

Externally, the property enjoys a private rear garden, mainly laid to lawn, while on-street parking is available to the front of the building.

**Location:** Granton is situated to the north of the city centre and is well served by an excellent selection of good local shopping facilities which are within easy walking distance. A local Scotmid store on Granton Road, 24 hour ASDA supermarket in Newhaven and a large Morrisons store which is situated just off Ferry Road offer a wider range of shopping facilities. The nearby Ocean Terminal Shopping Complex is within easy walking distance and offers an excellent selection of retail stores including Marks and Spencers Food, Debenhams as well as having restaurants, bars and a Cinema. There are good schools within the local catchment



Total 57 sq ft, 57 m<sup>2</sup>  
1st Floor 55 sq ft, 5 m<sup>2</sup>  
Excluded Areas: Walls: 55 sq ft, 5 m<sup>2</sup>

(Illustrative Purposes Only. Measurements Are Given In Highly Reduced But Not Guaranteed.)

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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