



Solicitors & Estate Agents



Offers Over

£165,000

54/3 Granton Crescent

Granton | Edinburgh | EH5 1EL

This well proportioned, bright first floor flat has lovely open views of the Firth of Forth and is located in the popular and convenient area of Granton. This well presented property would make an ideal purchase for the first time buyer, young professionals or rental investor.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  EPC Rating – C
-  Council Tax Band - A



Description

This bright and well presented first floor flat is located in the popular area of Granton and benefits from lovely open views of the Firth of Forth over to Fife. The accommodation is well proportioned and comprises – welcoming hall with useful storage cupboard, spacious sitting/dining room with twin windows to the front, fitted kitchen with appliances, two generous double bedrooms bathroom fitted with a three piece suite with shower over the bath. The property has a secure entryphone system and is heated by gas central heating and there is double glazing.



Extras

All fitted floor coverings, blinds, curtains, light fittings, oven, hob, extractor hood, fridge/freezer and washing machine are included in the sale price.

Parking

There is ample unrestricted on street parking.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

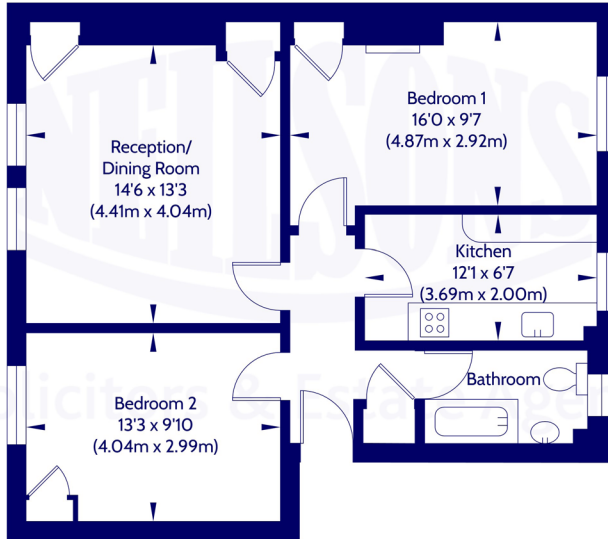
The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront and Wardie Bay. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity including a Scotmid on Granton Road, Lidl, Craigleith 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 Pitt market and community hub is also a short walk away. The city centre is also easily accessible by car or public transport, where a wider range of amenities can be found.





Approx. Gross Internal Floor Area 64 Sq M / 687 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

