



Immaculate and Spacious

Contemporary, three-bedroom, Townhouse

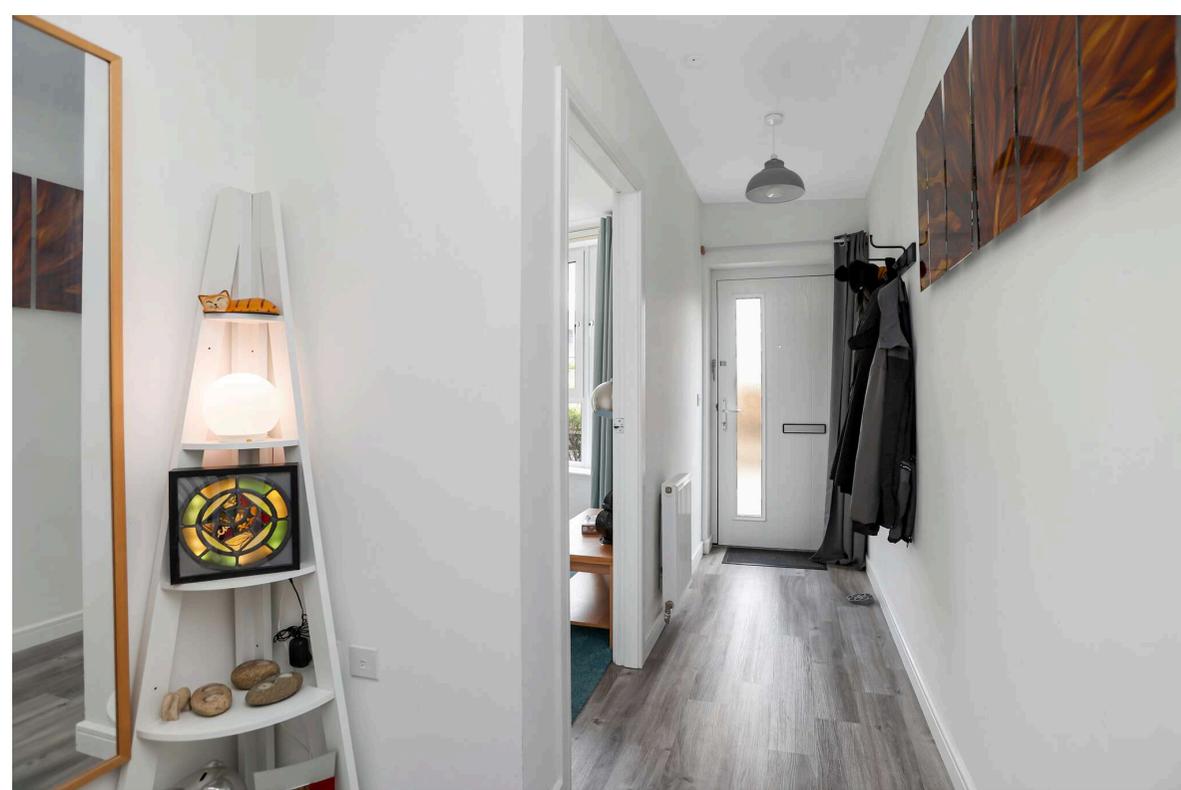


Immaculately presented and exceptionally spacious, this modern three-bedroom mid terrace townhouse offers stylish contemporary living arranged over three floors. Set within an exclusive off street cul de sac at development 55 Degrees North, the property enjoys a quiet, secluded position in Edinburgh's popular Granton district, just northwest of the city centre. Thoughtfully designed throughout, the home is turnkey ready, and boasts a modern, contemporary and fully integrated kitchen, high spec bathroom suites, and elegant modern finishes including quality flooring and lighting. Additional benefits include excellent fitted storage, and a semi converted integrated garage, ideal for flexible use. Outside, a generous south west facing terrace offers a superb space for relaxing or entertaining, complemented by a further patio to the front and a carport driveway. The entrance hallway provides access to the semi converted garage, a well proportioned double bedroom featuring built in wardrobes and a stylish family bathroom complete with a modern three piece suite, rainfall shower, and tiled splash walls. A carpeted staircase leads to the first floor. Designed for modern family living, the entire first floor is dedicated to a bright, open plan living and entertaining space. The dining area opens onto the standout feature of the home - a large south west facing terrace perfect for al fresco dining and relaxation. Wood effect flooring flows seamlessly into the sleek, fully integrated kitchen, complete with contemporary units, high quality worktops, appliances and a tiled surround. A convenient WC/utility room offers space for laundry appliances. To the front, the beautifully finished living area provides a welcoming space to unwind and views towards the sea. The top floor hosts the master bedroom, built in wardrobes and a luxurious en-suite shower room with a rainfall shower and stylish tiled finishes. A second spacious double bedroom also benefits from two fitted wardrobes, and its own modern en-suite shower room.

Key Features

- Open plan kitchen/dining/living room
- Utility room/WC
- Two double bedrooms with en-suites
- Further double bedroom
- Bathroom
- District gas central heating
- Double glazing
- Private terrace
- Garage and car port

Factored by Above Board - approx. £884 per annum and includes maintenance of common areas, gardening and buildings insurance



Granton

Granton, in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour, coastal walks and nearby parks. Shopping is well catered for locally and there is an ASDA at Newhaven, a Sainsbury at Craigleith and Morrisons off Ferry Road. More extensive facilities can be found at Ocean Terminal or Davidsons Mains. Leisure facilities nearby include a choice of golf courses, the David Lloyd Health Club and Ainslie Park Leisure Centre. There is also cycle path access to most of Edinburgh including a scenic waterfront cycle to Cramond, where there is a lovely beach. Both Inverleith Park and the Royal Botanical Gardens are both within easy reach. Schooling is available from nursery to senior level and Edinburgh College is close by. A regular bus and tram service operates to the city centre and surrounding areas and there is quick access to the Queensferry Crossing and city bypass.



Extras

All fitted floor coverings, curtains, blinds, light fittings, induction hob, eye level oven, fridge/freezer, dishwasher, washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbutnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

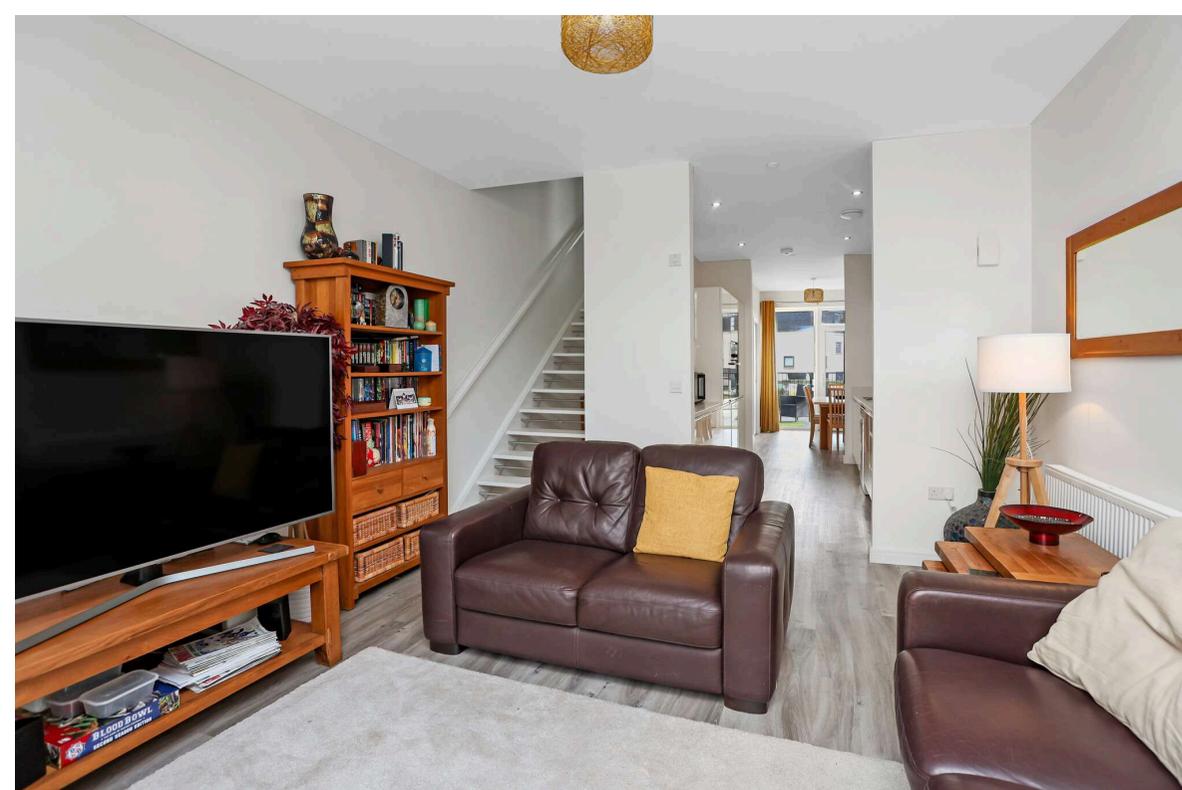
£385,000

EPC Rating

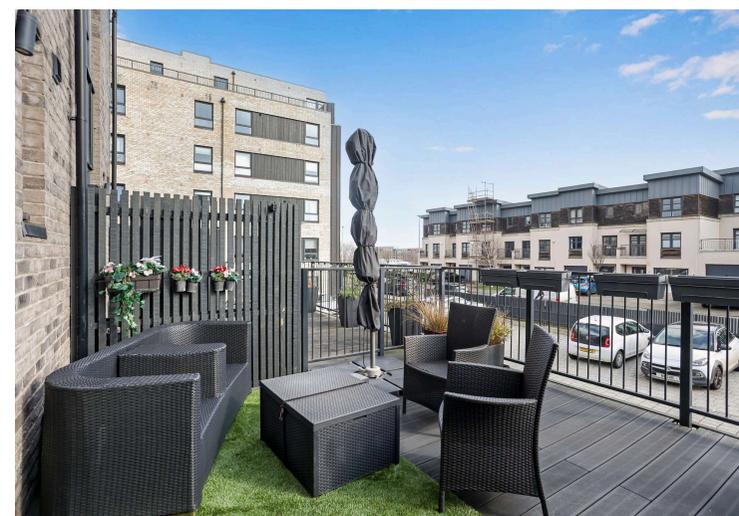
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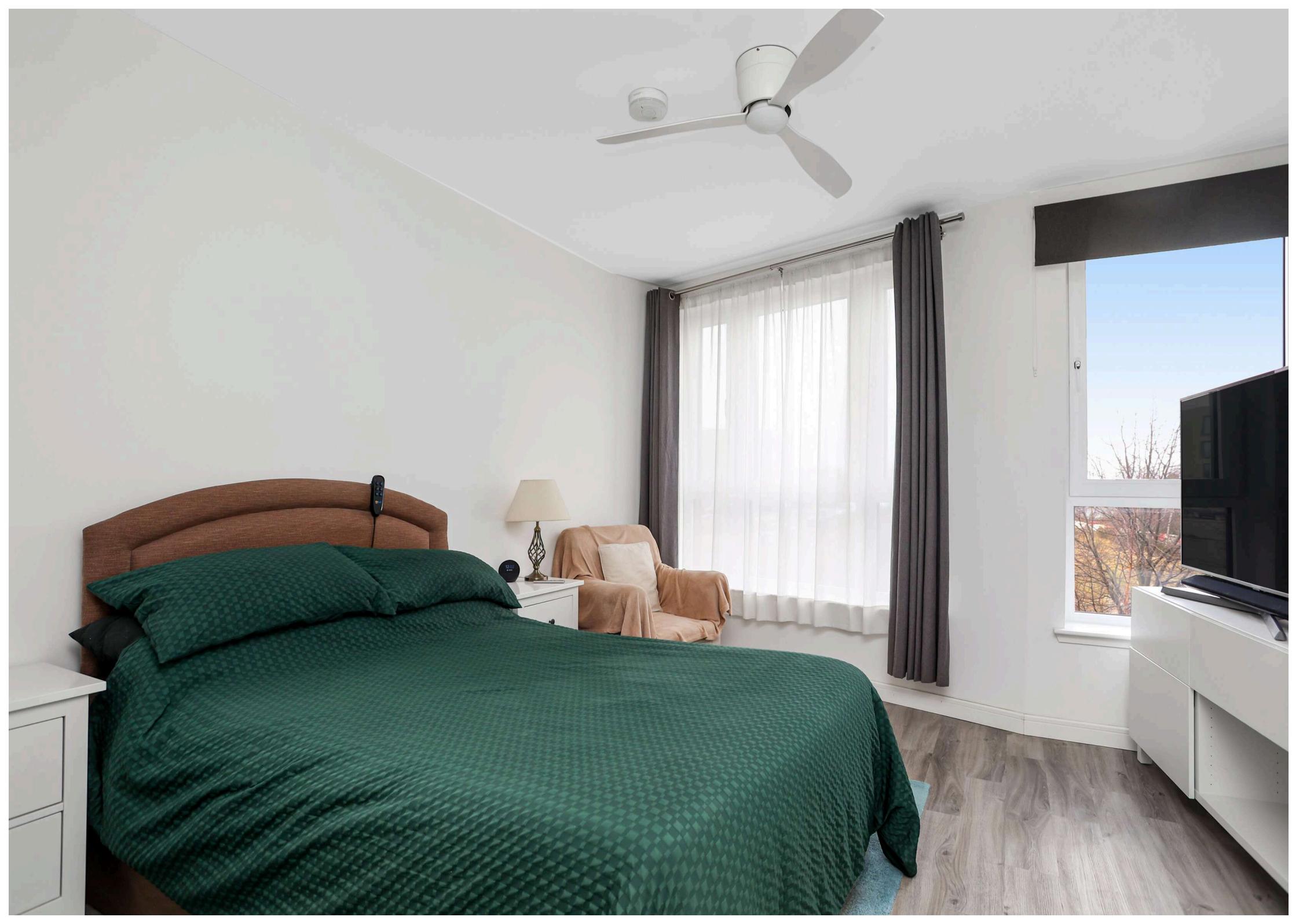
Tenure

Freehold













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.



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