



17/2 Royston Mains Road,
GRANTON | EDINBURGH | EH5 1JN

warners
solicitors & estate agents



17/2 Royston Mains Road

GRANTON | EDINBURGH | EH5 1JN

We are delighted to bring to the market this bright and well-maintained two-bedroom ground floor flat, forming part of a traditional tenement building within the popular residential area of Granton.

The property is presented in good condition throughout and offers well-proportioned accommodation, making it an ideal choice for first-time buyers, small families or buy-to-let investors.

The accommodation comprises a welcoming entrance hallway, spacious living room, fitted kitchen, two comfortable double bedrooms and a bathroom. The floorplan highlights the generous proportions of the living room, along with practical bedroom and kitchen accommodation. A particular feature of the property is the private front garden, which boasts fruit trees, blackcurrant bushes, a rosemary bush, and a bay tree, providing valuable outdoor space and an attractive setting for relaxing or entertaining.

The property is situated within a well-established residential area, with a range of local amenities, shops, schools and transport links nearby. Granton also offers easy access to the wider city, making this an excellent location for those seeking convenient access to Edinburgh and surrounding areas.

Viewing is highly recommended to fully appreciate the accommodation, proportions and outdoor space on offer.

- Bright, well-maintained two-bedroom ground floor flat
- Spacious living room with excellent proportions
- Two well-proportioned bedrooms
- Private front garden
- Popular residential location in Granton
- Ideal for first-time buyers, families or investors.

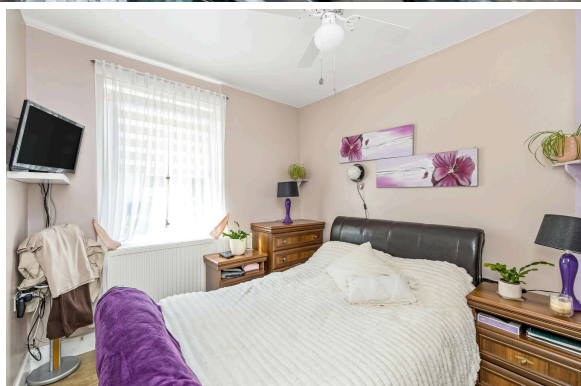
Energy Rating C. Council Tax A.

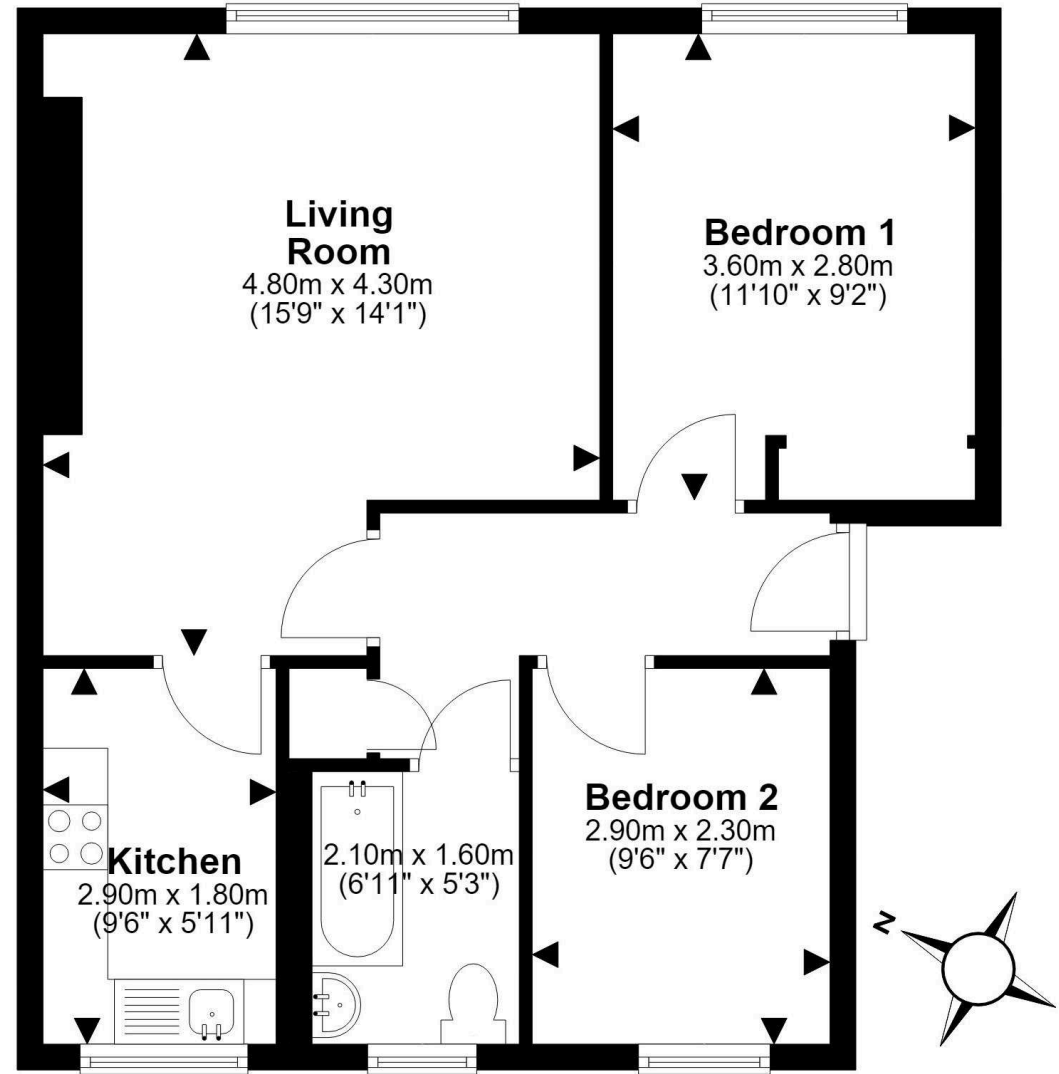
All fittings, fixtures, curtains, blinds integrated kitchen appliances, furniture (excluding the round table and the sofa bed, two armchairs) tv in bedroom, the CCTV system, including the 1TB drive and garden furniture in front garden will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Located on Edinburgh's waterfront, Granton is based around a picturesque, historic harbour. Various transport routes pass through the area, and nearby Newhaven features access to the Edinburgh Tram network, running all the way to the airport. Newhaven also has its own harbour, as well as some fantastic eateries and an ASDA supermarket. Ocean Terminal is located a short distance further to the east, while additional shopping facilities include a Morrisons on Ferry Road and Sainsburys at Craigleith Retail Park, a little further afield. Leisure facilities nearby include the David Lloyd Health Club and Ainslie Park Leisure Centre, as well as access to Edinburgh's cycle path network, leading throughout the city. Inverleith Park and the Royal Botanic Garden are within easy reach to the north, while Cramond is a pleasant walk or cycle to the east. Schooling is available from nursery to senior level and Edinburgh College is close by. Ferry Road offers straightforward road links out of the city, to the Bypass, M8, and Queensferry Crossing.





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.