


COULTERS[©]

55/2 GRANTON PLACE

GRANTON, EDINBURGH, EH5 1AW

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Situated in a quiet residential street, just a short walk from Granton Harbour, Wardie Bay and excellent public transport links to the city centre, this bright and well-presented two-bedroom upper villa offers well-balanced accommodation with private outdoor space and attractive open views towards Arthur's Seat and Edinburgh Castle. The property is ideally suited to first-time buyers, professionals and small families alike.

The property comprises a welcoming hall, a generous sitting and dining room, a separate fitted kitchen, two bedrooms including a very spacious principal bedroom and a modern shower room.

KEY FEATURES



Upper villa flat with views of Edinburgh skyline.



Private garden to rear plus communal drying green.



Short walk to Wardie Bay and Granton Harbour.



EPC Rating - C



Two double bedrooms.



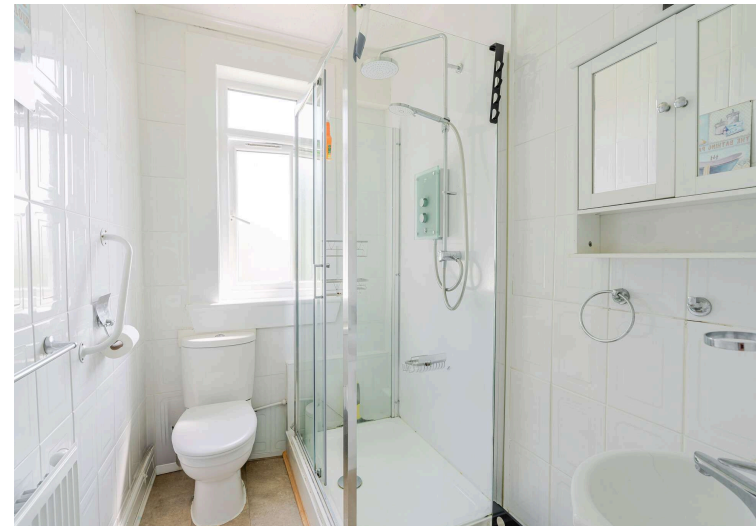
Unrestricted on-street parking.



Excellent buses into the city centre.



Council Tax Band - B

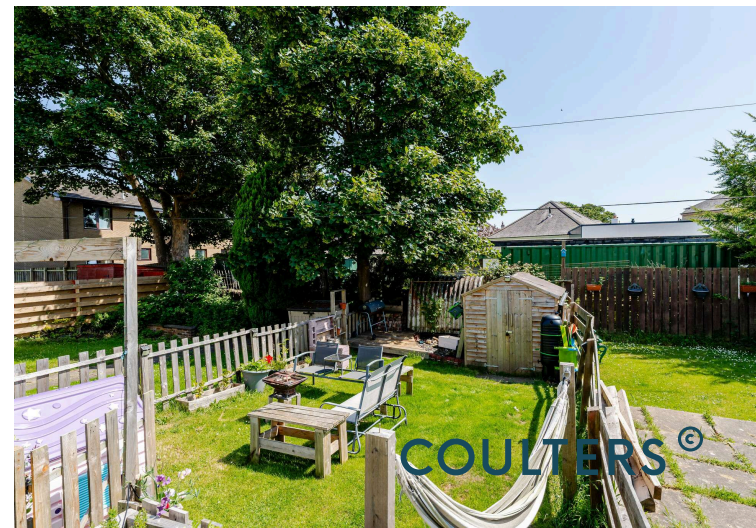


Externally, the property enjoys a lovely section of private garden to the rear complete with a timber shed and there is also access to a communal drying green. Unrestricted on-street parking is also available.

Further benefits include gas central heating and double glazing throughout.

EXTRAS

All curtains, light fittings, fitted flooring and integrated appliances are included in the sale price.



THE LOCAL AREA

Granton is a well-connected residential area on Edinburgh's northern waterfront that has undergone significant regeneration in recent years, creating an increasingly desirable place to live. The property is within easy walking distance of Granton Harbour and Wardie Bay, where the popular waterfront sauna and coastal promenade have become favourite destinations for swimming, walking and enjoying the shoreline. The Pitt Market is also nearby, offering a vibrant mix of street food, live music and regular community events throughout the year.

Everyday amenities are well catered for, with supermarkets and retail facilities available at Craighleith Retail Park, Ocean Terminal and Newhaven. The green spaces of Inverleith Park and the Royal Botanic Garden, along with the cafés, restaurants and independent shops of Stockbridge, are all within walking distance, adding to the area's appeal.

The property enjoys excellent transport connections, with several frequent bus routes available within a short walk, providing quick and easy access to the city centre and beyond. The nearby tram line also offers convenient links to Waverley and Haymarket stations, Edinburgh Airport and destinations across the city, while the City Bypass and Scotland's wider motorway network are readily accessible.

HOME REPORT VALUATION: £165,000



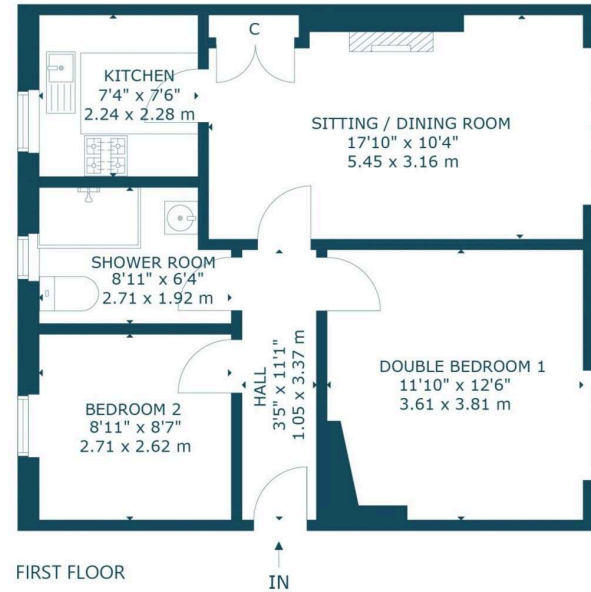
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FIRST FLOOR

55/2 GRANTON PLACE, EDINBURGH, EH5 1AW
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 597 SQ FT / 55 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.