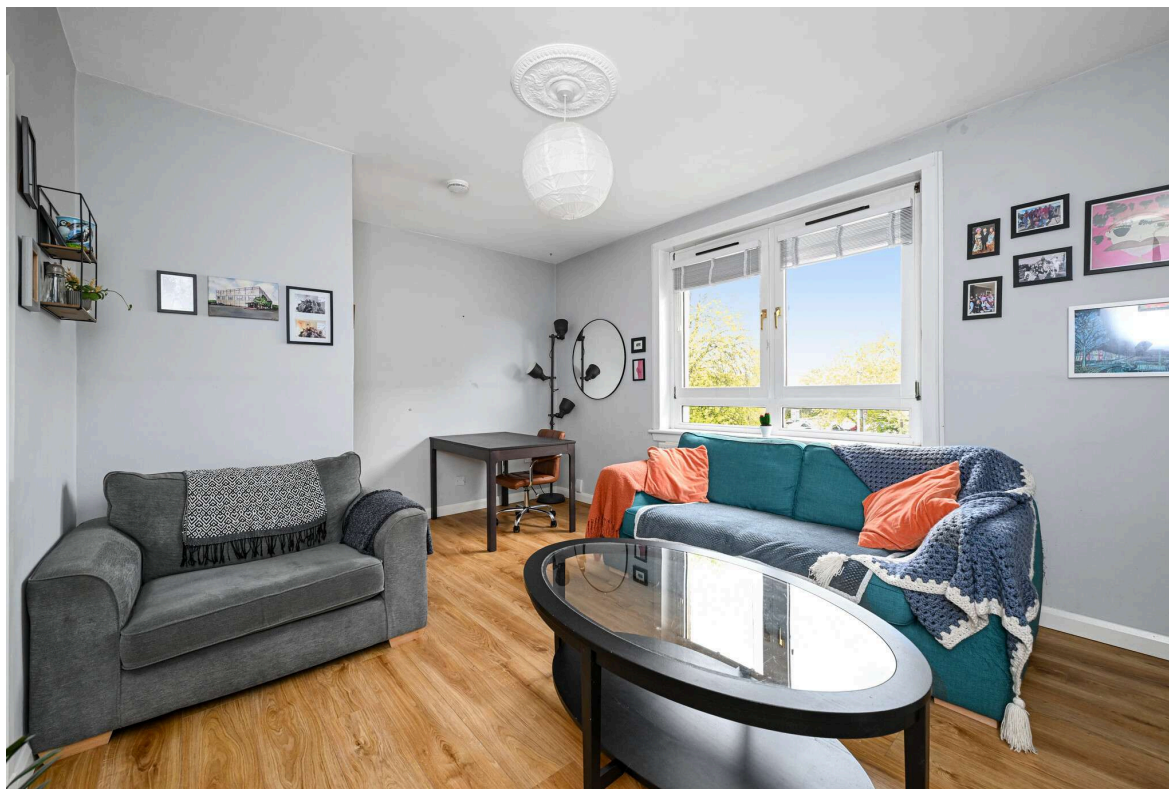




245/3 West Granton Road
GRANTON | EDINBURGH | EH5 1HZ


warners
solicitors & estate agents



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Set moments from excellent amenities, quick transport links and fine coastal walks and green spaces is this immaculately presented first floor apartment. Boasting a well-kept communal garden, double glazing and gas central heating this property would make an ideal buy in a well-connected location.

The accommodation comprises a welcoming entrance hallway with a deep storage cupboard, a bright twin windowed lounge with generous dining space, a contemporary kitchen with attractive units, a stunning corner aspect principal bedroom with three large windows that flood the room with light, a second well-proportioned double bedroom and the flat is completed by a bathroom with three piece suite.

- First floor apartment surrounded by shops and quick bus links
- Welcoming hallway with storage cupboard
- Bright twin windowed lounge
- New contemporary kitchen with stylish worktop and units
- Corner aspect main bedroom
- Second double bedroom
- Main bathroom with three piece suite
- Well-kept communal garden
- Double glazing
- Gas central heating

Energy Rating C, Council Tax A

All fixtures, fittings, blinds, kitchen shelving & integrated appliances are included in the sale.

Some furniture may be available through separate negotiation.

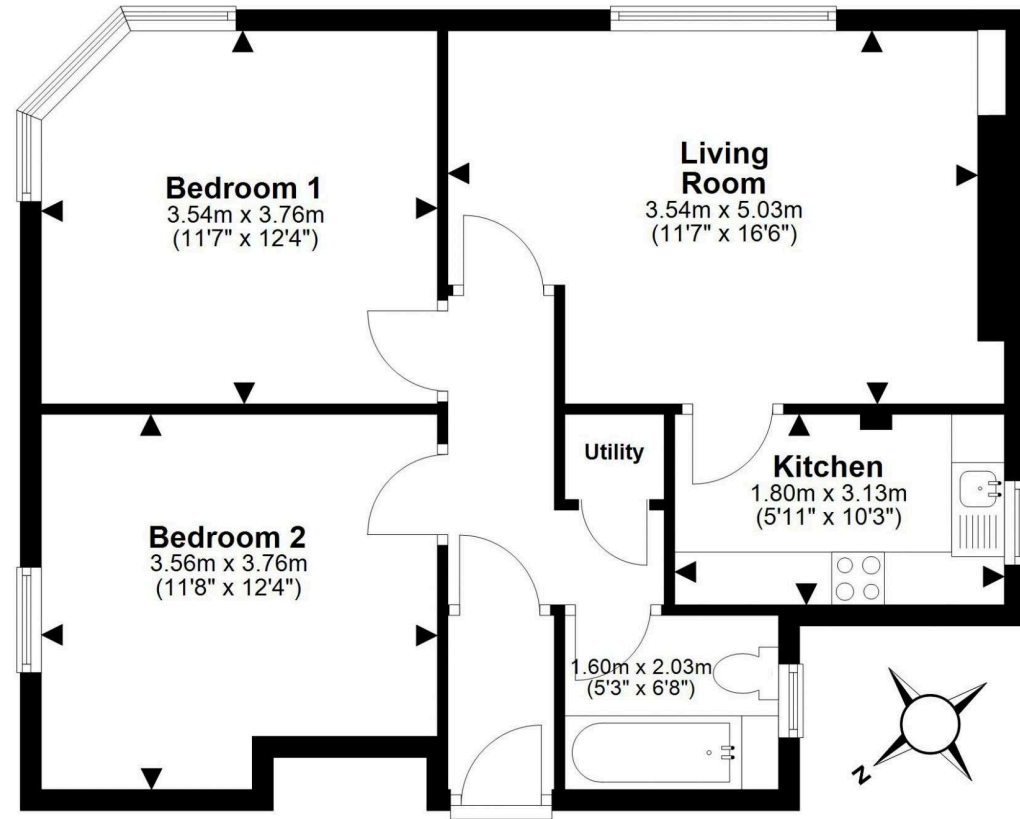
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Granton, in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour. Shopping is well catered for locally and there is a 24-hour ASDA at Newhaven, a Sainsbury at Craighleith and Morrisons off the 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 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 service operates to the City Centre and surrounding areas and there is quick access to the Forth Road Bridge and City Bypass.





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.