

215/5 Granton Road

GRANTON, EDINBURGH, EH5 1HD



*MODERN TWO-BEDROOM FLAT WITH
UNDERGROUND PARKING*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this immaculate two-bedroom flat to the market. The property is in good condition and offered to the market chain free. Internally, this flat has excellent proportions and would be an ideal first-time-buy or sound buy-to-let investment.

Inside, it briefly comprises:

- Spacious open-plan living area with west-facing Juliet balcony
- Fully equipped, kitchen which has a mixture of integrated and free-standing appliances
- A modern shower room with a large walk-in shower
- Two well-proportioned double bedrooms with an en-suite to the master

In addition, the property includes a secure entry system; underground parking; gas central heating; double glazing; and access to communal secure bike sheds. Viewing is essential to fully appreciate the property and its superb location on the border of Granton and Trinity.







Bedroom 1





Bedroom 2

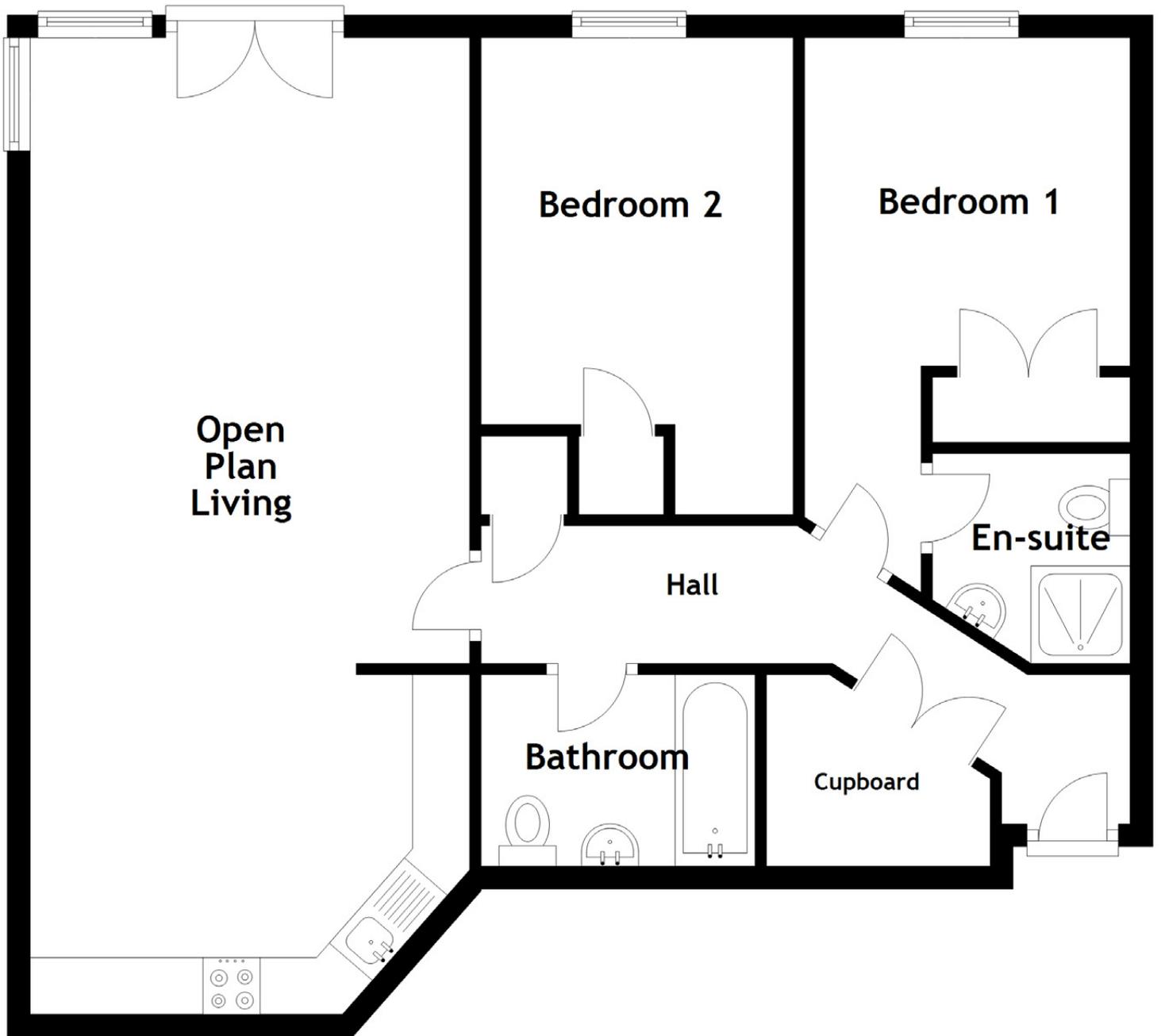




BATHROOM



EN-SUITE



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	8.62m (28'3") x 3.85m (12'7")	En-suite	1.85m (6'1") x 1.73m (5'8")
Bedroom 1	5.08m (16'8") x 2.85m (9'4")	Gross internal floor area (m ²): 74m ²	
Bedroom 2	4.21m (13'10") x 2.73m (9')	EPC Rating: B	
Bathroom	2.40m (7'10") x 1.69m (5'7")		

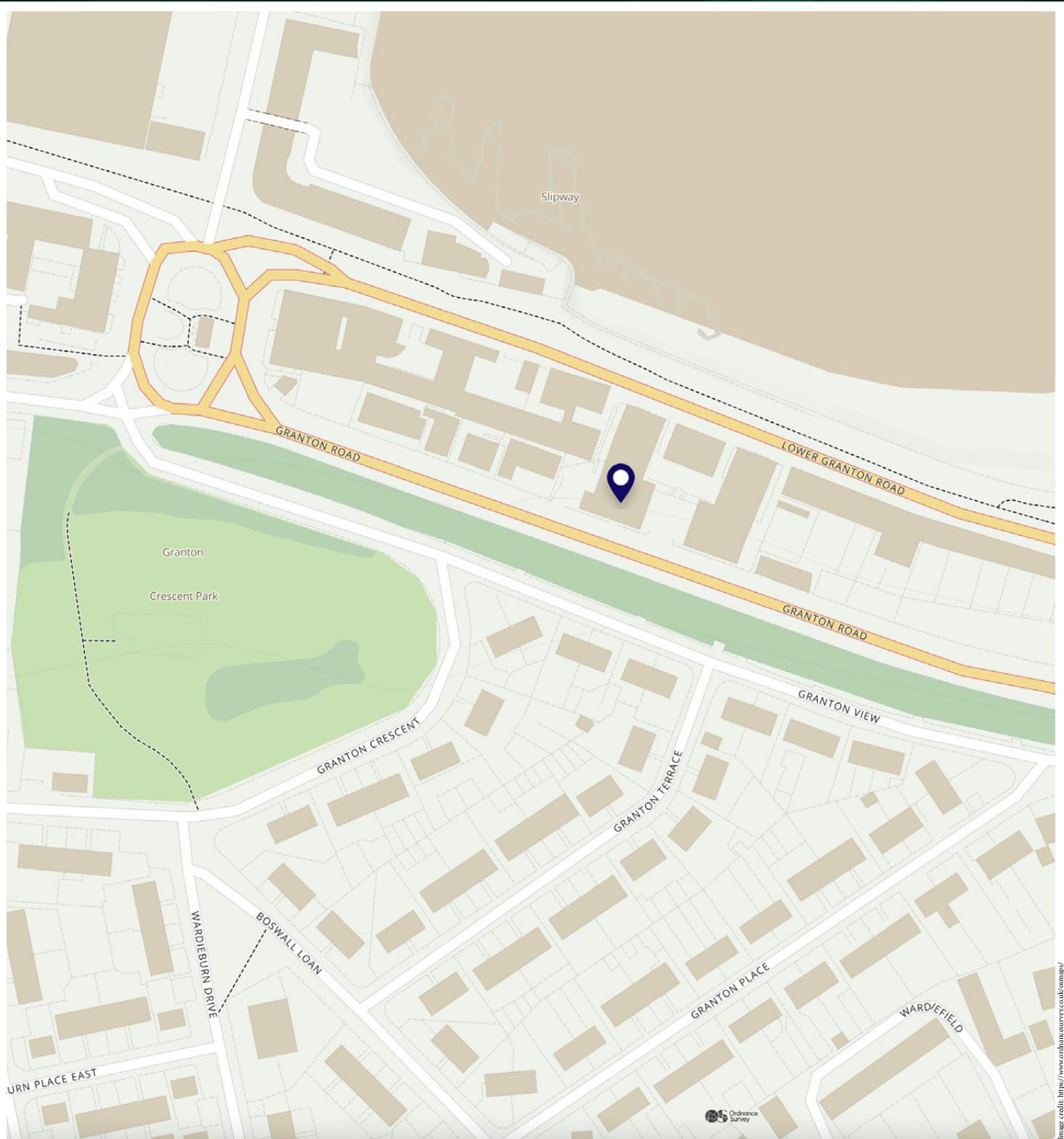




Granton is a district located in the north of Edinburgh and has some excellent local shopping facilities. There are several parks and green spaces in the area, providing recreational options for residents and visitors alike.

Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away. The development is situated next to Granton Harbour, offering views of the Firth of Forth and opportunities for leisure activities along the promenade. Forthquarter Park provides another pleasant destination for a Sunday afternoon walk.

Edinburgh College and Craigroyston High School are nearby and provide numerous community activities, courses, and evening classes. Ainslie Park Leisure Centre is within walking distance and here you will find a swimming pool, five-a-side football facilities, weights room, sauna, cafeteria, and bar.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
JAMIE MCINTOSH
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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