



29/4 Lower Granton Road
NEWHAVEN | EDINBURGH | EH5 3RS


warners
solicitors & estate agents



29/4 Lower Granton Road

NEWHAVEN | EDINBURGH | EH5 3RS

Very well presented one bedroom, ground floor flat forming part of a traditional tenement and located within the highly sought after Newhaven area of Edinburgh. Internally, the accommodation is in excellent decorative order throughout and comprises; entrance vestibule and entrance hallway with storage and security entry phone, bright open plan living room, with feature fireplace and electric fire, and modern fitted kitchen which benefits from an integrated gas hob and electric fan oven. The double bedroom is quietly situated to the rear and boasts a wardrobe and storage recess, and a tiled shower room with electric shower and a separate wc complete the accommodation. The property further benefits from double glazing, a communal garden and unrestricted on street parking.

- Nicely presented and bright one bedroom tenement flat
- Entrance vestibule and hallway with storage
- Open plan living room and modern kitchen with integrated gas hob and electric oven
- Electric feature flame fire and fireplace
- Double bedroom quietly situated to the rear
- Shower room with electric shower
- Seperate wc
- Secure entry system
- Unrestricted on street parking

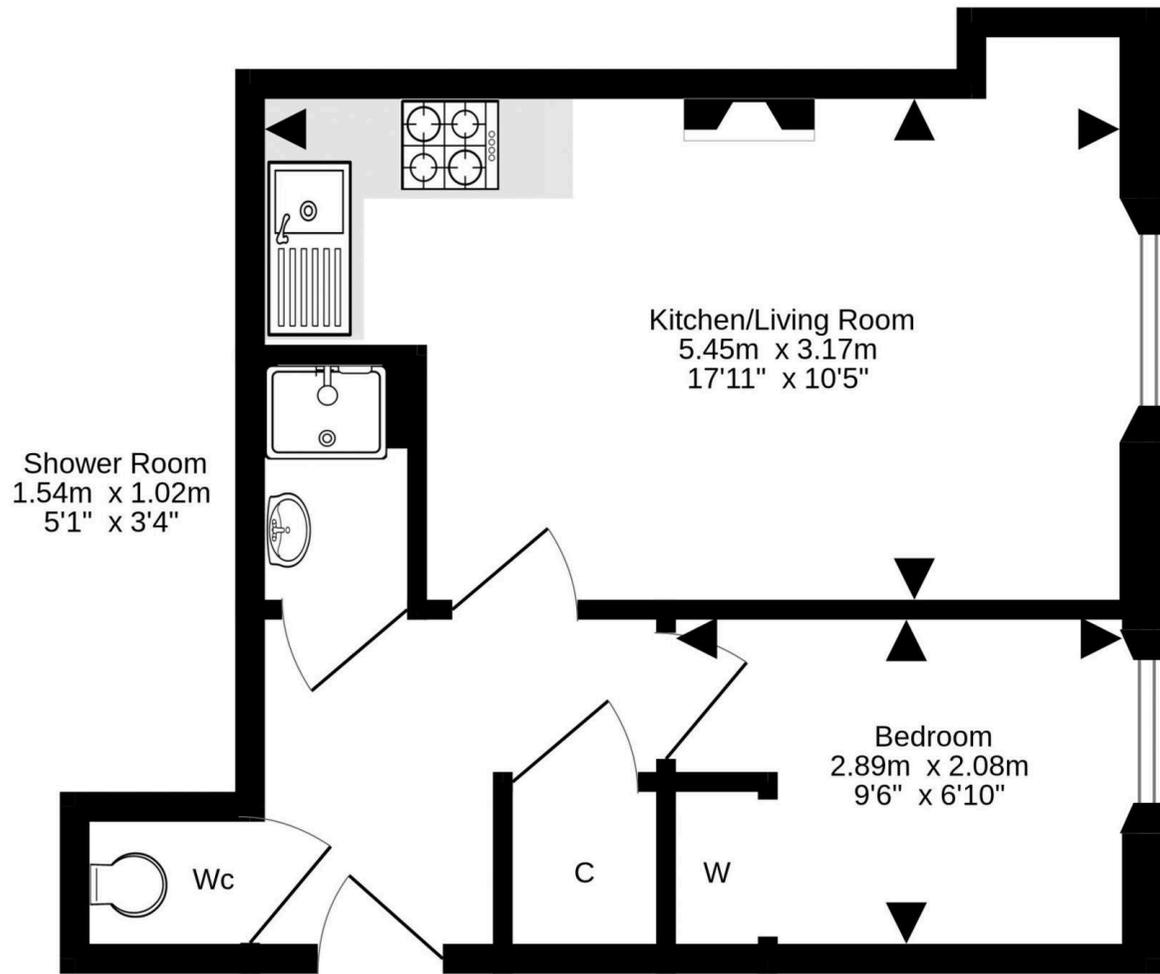
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: the oven; hob, extractor hood, washing machine and under counter fridge/freezer will be included. All other items of furniture as viewed will be available by separate negotiation. EPC Rating E

The Newhaven area of Edinburgh is a charming harbour village, which lies to the north of the city centre. The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award-winning restaurants, is nearby. Local amenities include a variety of shops, an Asda Supermarket and well-respected schools. Ocean Terminal is also nearby offering a plethora of High Street names for more extensive retail therapy and also includes a multi-screen cinema. Local leisure and recreational facilities include the open spaces of Leith Links, the Water of Leith, health clubs, and swimming pools. An efficient public transport network operates to most parts of the city and surrounding areas.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024

