



# Granton

23 Granton Gardens  
EH5 1AX



1



2



EPC Rating

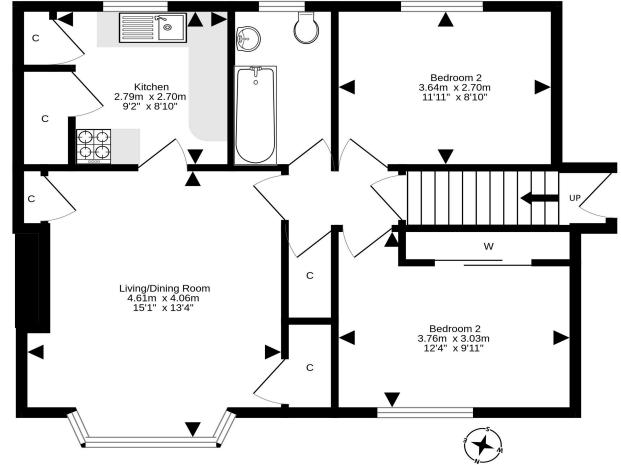
## Upper Flat

OFFERS OVER £165,000

- Private rear garden
- Gas central heating
- Double glazing
- Unrestricted parking
  
- Entrance vestibule
- Hall
- Livingroom with bay window
- Kitchen
- 2 bedrooms
- Bathroom

Viewing - by appointment please call  
Solicitors 0131 253 2379





For details of the total covered floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should not be used as a basis for any development proposals. Issue with reference 12/204

Viewing is highly recommended of this 2-bed upper flat requiring a degree of modernisation. There are local shops available for everyday needs and a choice of supermarkets also within easy reach. A good choice of public transport is available to the City Centre and surrounding areas. Many recreational facilities are also available locally and schooling is available at both primary & secondary level.

Accessed via an external stair, the property opens to an entrance vestibule with stairs leading to the hallway. The hall features a deep built in cupboard and gives access to much of the flat. Situated to the front, the living room has a shallow bay window, deep storage cupboard, Edinburgh press and the kitchen off. The kitchen is to the rear and has a range of base and wall units, slot in cooker, washing machine, fridge freezer and two deep pantry cupboards. To the front of the property is a double bedroom which benefits from a mirrored built in wardrobe. Another double bedroom is found to the rear. Completing the accommodation is the rear facing bathroom with partially tiled walls, bath, WC, wash hand basin in a vanity unit and a heated towel rail. Additional benefits include a private rear garden, gas central heating complimented by double glazed windows, and unrestricted on street parking.

## EXTRAS

All aforementioned white goods, curtains, blinds, carpets, light fittings to be included in the sale (no warranties to be given).

## OFFERS

Offers Over £165,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**