



11/4 Granton Terrace

Edinburgh, EH5 1BG

Offers Over £145,000

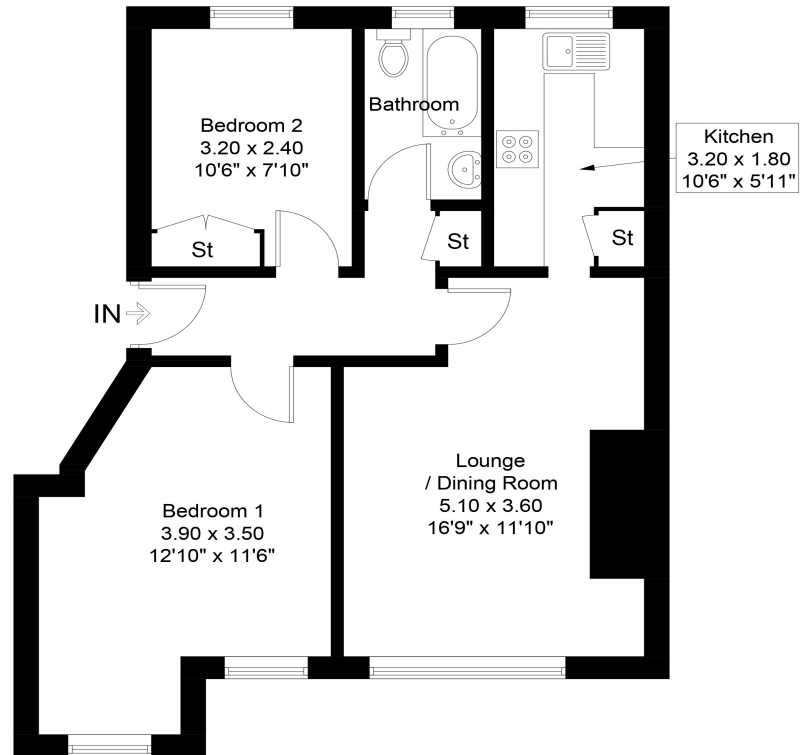
To book a viewing, please call 07771 757 911

A Spacious And Recently Decorated First Floor Flat
Offering Ideal Family Accommodation And
Convenience For Accessing Diverse Surrounding
Services, Shopping And Transport Links

- Living - Dining Room
- Kitchen
- 2 - Double Bedrooms
- Bathroom
- Hallway
- Integral Storage
- Gas Central Heating
- Double Glazing
- Recently Decorated/ New Carpets
- On-Street Parking



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plan for identification purposes only. Sizes are approximate and typically taken at widest Not to scale.

This attractive first floor flat has recently been redecorated and is presented in predominantly light, neutral tones and with brand new fitted carpets in the bedrooms and living room. The property benefits from gas central heating with a combi boiler, plus double glazing. Please note that the property has now been vacated and is empty of all furniture. The attached photos are representations of one potential layout. Being a vacant property, it can be available for occupation relatively quickly.

Keen interest is expected and early viewing is advised. Please call 07771 757 911 to arrange your visit.

The **living-dining room** includes a feature fire surround and offers enough space to accommodate modest dining furniture. The **kitchen** offers an outlook from the sink to the rear gardens and includes a gas hob, electric oven, washing machine and tall fridge freezer. (No electrical goods have been tested for functionality). The fitted units provide worktops along three walls and have tiled splash-backs all round. There is a further, full-height integrated utility cupboard.

Double Bedroom 1 is a generously sized room enjoying plenty of natural light via its two windows. The room offers plenty of space for cabinet furnishings and perhaps even a desk and chair by the window bay. **Double Bedroom 2** includes an integral, full-height wardrobe. The bedroom is rear facing, thereby enjoying a southerly aspect over the gardens.

The **bathroom** has modern white sanitary ware with an electric shower over the bath and wall tiling to wet areas.

The property is entered via the **hallway**, which includes a full-height cupboard and the main-door secure entry phone.

Exterior: There is a bright and secure communal stair and a communal drying green to the rear, plus free on-street parking at the front.

Energy Rating: C Council Tax Band: B

LOCATION

Granton is a vibrant neighbourhood close to the coast in the north of Edinburgh and combines modern living with scenic charm. You'll find a variety of local shops, as well as Morrisons and Lidl supermarkets for your daily needs. The nearby Ocean Terminal shopping centre has many famous brands, restaurants, plus a 24-hour gym. Enjoy the waterfront bars and cafes at picturesque Newhaven Harbour and the extensive amenities of Leith.

Families will appreciate the nearby primary & secondary schools. Edinburgh College is also close-by. Living in Granton places you about 2 miles from Edinburgh's city centre and regular buses make commuting easy. The North Edinburgh Cycle Network offers traffic-free routes to multiple locations, whilst drivers can navigate to the east and west via Ferry Road or Lower Granton Road.

Interested?

Call 0131 661 0015 or 07771 757911 for more details now.

Prospective buyers should note interest via their solicitors as soon as possible after viewing, so that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and are not bound to accept the highest or any offer. Whilst these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. All measurements are approximate and floor plans show general layout only. None of the services or appliances within the property have been tested by the selling agent, so no warranty can be given as to their compliance with any regulations.



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