

Solicitors & Estate Agents

2 Randolph Place, Edinburgh EH3 7TQ
Tel: 0131 225 5985 Fax: 0131 225 2470, DX ED 34 LP BOX 115
email:mail@macraeflett.com

■ MACRAE
■ FLETT &
■ RENNIE

GRANTON

31/2 WEST GRANTON ROAD, EDINBURGH, EH5 1HN



- Bright & Spacious Lower Villa Flat
- Excellent Location
- Good Local Amenities
- Good Sized Accommodation
- Hall
- Lounge
- Kitchen
- 3 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Large Private Front Garden
- Potential For Extension/Drive In
- Shared Rear Garden



FIXED PRICE £114,995

The Location

The property is located in the popular residential area of Granton which is situated to the North of Edinburgh's City Centre. There is a small selection of local shops within walking distance and also the new Asda Superstore at Newhaven which is only a short drive away, as well as Morrisons on Ferry Road. The popular Shore area of Leith is also close by and there is an excellent variety of restaurants, shops and the Ocean Terminal retail and cinema complex is only a short drive away. Leisure activities include David Lloyd Leisure Club at Newhaven Harbour. The City Centre and surrounding areas are easily accessed. There is a good regular bus service and good road links to the City Bypass and motorway networks.

The Property

This lower villa flat offered for sale is bright and spacious with plenty of natural light. The property is entered through a communal well maintained stairwell within a block of 4. Property comprises; hall, lounge, kitchen, 3 double bedrooms and a bathroom. All internal doors have glazed panes. The property benefits from double glazing and gas central heating. There is a large private garden to the front, ideal to develop a drive in or extension subject to the relevant planning consents being obtained from the Local Authority. On street parking is available. There is also a shared garden to the rear.

Accommodation

Entrance Hall

Entrance hall with doors leading to all rooms. Radiator and laminate flooring. Storage cupboard. High level meters. Halogen light fitting. Dado rail.

Lounge

(12'2 x 12')

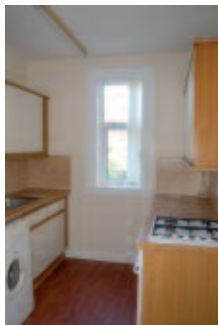
Bright spacious room with large window to the front and small window to the side. Fire surround with marble hearth and living flame gas fire. Cupboard housing the boiler. Laminate flooring. Radiator. Telephone point and TV socket. Vertical blinds. Door to Kitchen.



Kitchen

(10' x 7'7')

Fitted kitchen with windows to the side and rear. Ample wall and base mounted units with splashback tiling and stainless steel sink with drainer. Gas hob, electric oven, fridge/freezer and washing machine, are included in the sale. Shelved storage cupboard. Laminate flooring. Vertical blinds. Telephone point.



Bedroom 1

(14'11 x 9'11)

Good sized double bedroom with double windows to the rear. Radiator. Wardrobe. Laminate flooring. Vertical blinds.

Bedroom 2

(11'11 x 9')

Second double bedroom with window to the front. Radiator. Laminate flooring. Vertical blind.

Bedroom 3

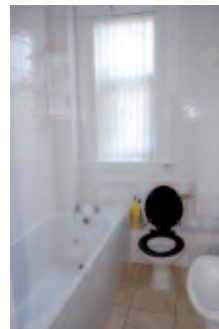
(11'10 x 7'11)

Double bedroom with window to the front. Radiator. Dado rail and laminate flooring. Vertical blind.

Bathroom

(5'8 x 4'11)

Fully tiled bathroom with white 3 piece suite. Bath with Mira electric shower over, wash hand basin and WC. Tile effect flooring. Frosted window to the rear. Vertical blind. Frosted glazed pane door.



Outside

Large private garden to the front laid to lawn with some mature shrubs. This space could provide an excellent opportunity to extend the property or provide a drive in (subject to the relevant consents being granted from the Local Authority). The property also benefits from a shared rear garden, which is also laid to lawn with mature shrubs. Garden shed and drying green. Both gardens are easily maintained. On street parking available.



Extras

All floor coverings and light fittings are included in the sale together with the wardrobe in bedroom 1, washing machine, fridge/freezer, gas hob and electric oven.

Council Tax

Band B. Verification of Council Tax banding can be obtained from City of Edinburgh Council or Scottish Assessors Association website www.saa.gov.uk.

Viewings

Viewings by appointment only, please contact the selling agents on 0131 225 5985 or sara@macraeflett.com.

Please note no warranties will be given to the purchasers with regard to the condition of the services and any central heating systems or appliances and therefore any intending purchasers will require to satisfy themselves in these matters.

Thinking of selling?

Contact us for an estimate - mail@macraeflett.com or 0131 225 5985.

Solicitors & Estate Agents

2 Randolph Place
Edinburgh EH3 7TQ
Tel: 0131 225 5985 Fax: 0131 225 2470
DX ED 34 LP BOX 115
email: mail@macraeflett.com

These particulars do not form part of an offer or contract. All statements contained herein are believed to be correct, but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy. In the event of a closing date being declared the seller/sellers shall not be bound to accept the highest offer or any offer.

ESPC
espc.com