



Flat 2, 21 West Granton Road, Granton, Edinburgh, EH5 1HN

Bright & Spacious, Three Bedroom, Ground Floor Flat

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Property Description

Bright and spacious, three-bedroom, ground-floor flat with a private driveway. Set on an elevated crescent, located in the popular Granton area north of Edinburgh's city centre.

Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms and a shower room.

Features include gas central heating, double glazing, contemporary flooring, dual-aspect public rooms, TV and telephone points.

In addition, there is a well-maintained shared green to the rear; a private multi-vehicle driveway to the front and a private garden adjoining.

The L-shaped hallway features a built-in store, two wall-mounted light fittings and modern wood-effect flooring, which is matched throughout the bedrooms and in the lounge. Front-facing, the bright dual-aspect living room offers natural light and a feature fireplace, a built-in store, and ample space for lounge and dining furniture.

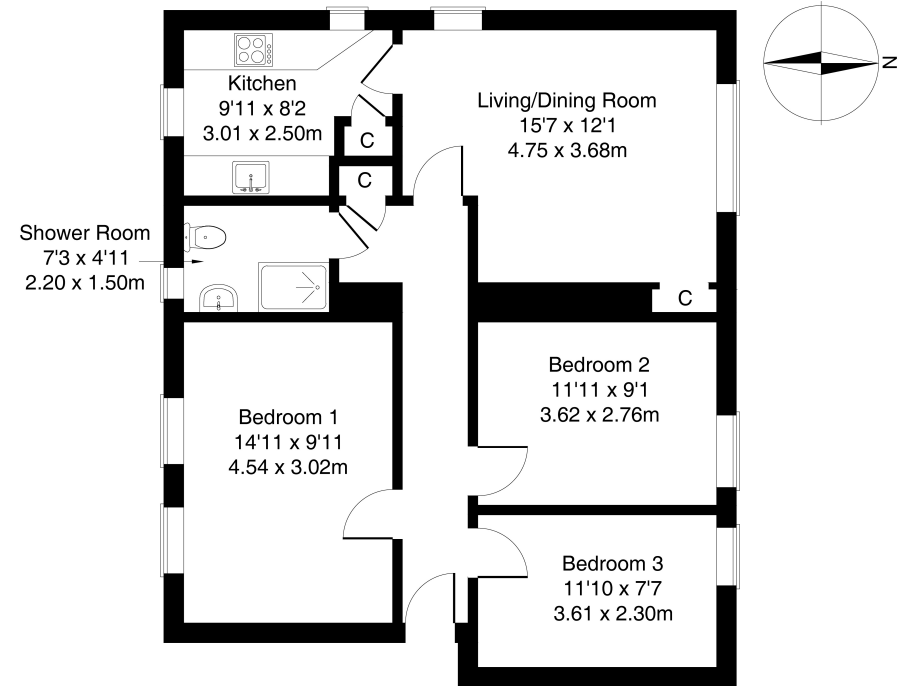
Set off the rear of the lounge, the kitchen also has dual-aspect natural light and includes fitted units and worktops with a full range of appliances available by negotiation.

Bedroom one is a particularly generous double, set with a southerly facing view to the rear gardens. To the front are two further well-proportioned and flexible bedrooms. Completing the accommodation, with a rear-facing window, the shower room is fitted with a white suite, a corner cubicle with an electric shower unit and tiled splash walls.

All furnishings and appliances are available by negotiation in the sale.

A 360 Virtual Tour is available online.

mov⁸ REAL ESTATE Estate Agents and Solicitors **Flat 2, 21 West Granton Road, Edinburgh, EH5 1HN**
Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Granton lies approximately three miles north of the city centre, and lies within easy reach of the fashionable Shore area and Ocean Terminal, providing facilities including a cinema, high-street shops, and a range of popular restaurants. Within a couple of miles, there are a number of supermarkets, with Craigmyle Retail Park offering additional shopping facilities. There are frequent public transport links from West Granton Road and Waterfront Avenue to and from the city centre,

a direct Airlink service to the Airport. The Granton area itself is undergoing significant development, including works at the Granton Marina which will include a new hotel, spa, and residences. With several gyms and leisure centres nearby, the area also lies close to the charming waterfront path and causeway leading towards Cramond Island, an ideal route for joggers, dog walkers, and families. The area is home to the new Edinburgh College, and also offers well-regarded local schooling.





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