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18 Granton View, Edinburgh, EH5 1BW

Three Bedroom, Main Door, Upper Villa with Gardens & Driveway

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Property Description

Light and beautifully presented, three bedroom, main door traditional upper-villa, with private gardens and driveway. Set on an elevated position with superb skyline views to the Forth, located in the Granton area, north of Edinburgh's city centre.

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

Fully refurbished to an exemplary standard, and finished in light neutral decor - ready-to-move-in. New finishes include a stylish kitchen and bathroom, electrics, rendered walls, internal doors, and a combi gas central heating system.

In addition, there is contemporary flooring and lighting, and excellent storage provision including a floored loft mirroring the floorplan.

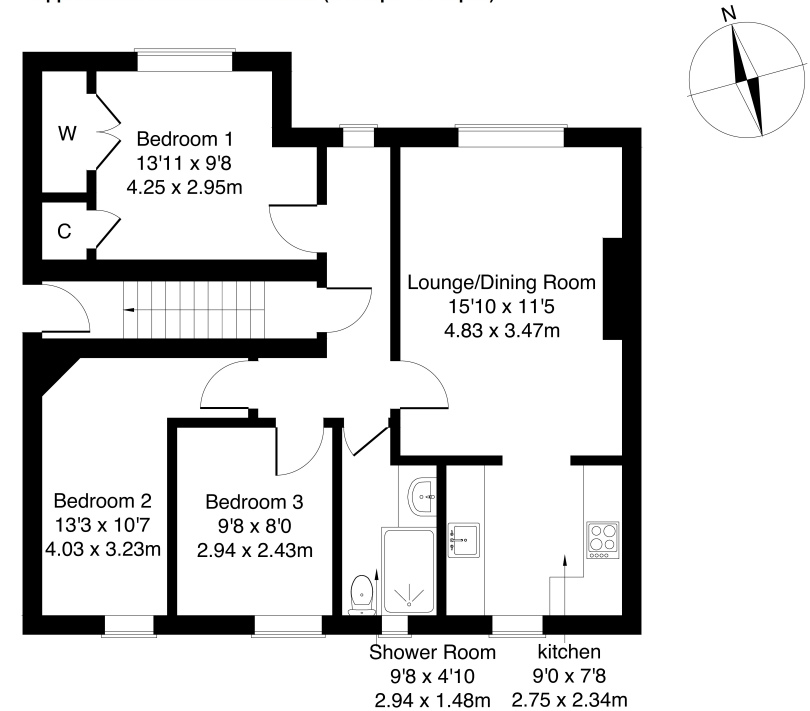
To the front is a mono-blocked driveway; whilst private gardens to the side and rear include lawns, shrubbery and a summerhouse; as well as a shared drying green.

A welcoming entrance affords access to the stairs leading to the upper hall which gives access to the majority of the property and features wood effect flooring continuing throughout. A bright and spacious living room is set to the front with superb views; whilst set off to the rear, is the stylish kitchen. Modern fitted units include stone effect worktops, a tiled surround; an integrated oven, a gas hob, a dishwasher, a fridge/freezer; and a freestanding washing machine.

Bedroom one is set to the front, also with superb views, and features excellent storage provision with a built-in wardrobe and storage cupboard; whilst two further bedrooms are set to the rear, overlooking the garden. Completing the accommodation, the shower room is fitted with a modern suite including a mains mixer rainfall shower, tiled splash walls and a ladder-style radiator.

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Approximate Gross Internal Area: (829 sq ft - 77 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 Craighleith 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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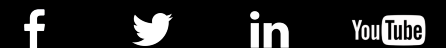
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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