



221 Granton Road, Edinburgh, EH5 1HD

Immaculate, Four-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Forming part of a charming stone-built terrace, this exceptional and immaculate four-bedroom semi-detached home offers spacious, stylish living across three floors, with gardens and a driveway. Located in the popular Granton area, north of Edinburgh, this extended property is finished to an exemplary standard with luxury fittings throughout, ready to move in. Comprises an entrance hallway, living room, dining room, kitchen, utility cupboard, four double bedrooms, three shower rooms, an en-suite bathroom and a ground-floor WC.

Highlights include a luxury German kitchen, an exceptional dining room with a skylight window, quality flooring and underfloor heating throughout. Further highlights include a balcony terrace with views of Newhaven Harbour, stylish bathrooms, and extensive spotlighting. Additionally, there are bespoke storage solutions, gas central heating, double glazing, contemporary doors, and multiple TV points. Externally, the property boasts low-maintenance patio gardens on both aspects, with a driveway to the front including an EV point.

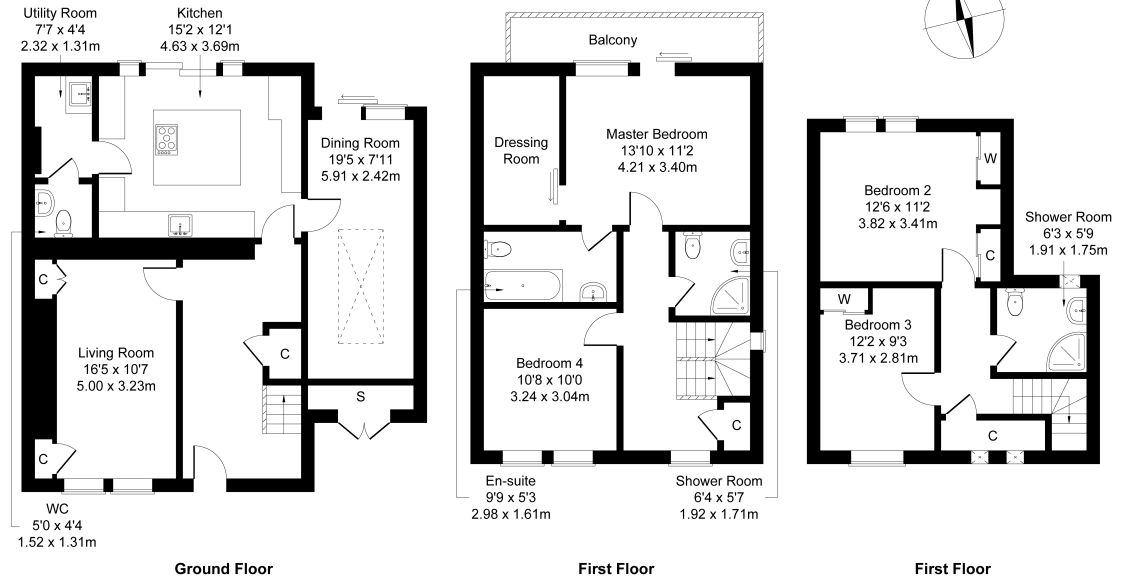
A welcoming entrance hallway with a built-in storage cupboard leads to a beautiful and bright, south-facing living room. Enhanced by bespoke fitted storage and shelving, a built-in TV point, feature fireplace, decorative coving, and sleek marble-effect tiled flooring, the space offers a perfect setting for family relaxation. The flooring continues seamlessly through to the rear of the home, where you'll find a show-stopping German-designed kitchen with French doors opening directly onto a patio garden. This luxurious space boasts modern units, marble-effect worktops and splashbacks, under-unit lighting, and an island with integrated storage and feature lighting. High-spec appliances include a five-ring gas hob, double eye-level oven, dishwasher, and fridge/freezer. Adjacent, a utility room includes a washing machine and tumble dryer, while featuring further kitchen units, a sink and access to a convenient WC. To the other side of the kitchen, a spacious dining room features a skylight, sliding doors to the garden, and bespoke fitted storage with a wall-mounted TV point — perfect for entertaining.

Upstairs, the first floor hosts an impressive master bedroom to the rear, complete with a stylish, fully tiled en-suite bathroom featuring a mirrored TV, a generous walk-in dressing area, and sliding doors to a private balcony offering stunning views over Newhaven Harbour. Three further well-proportioned bedrooms are arranged across the first and second floors, all beautifully finished with light décor, spotlighting, and herringbone-style flooring. Bedrooms two and three also benefit from integrated wardrobes. Completing the accommodation are two contemporary shower rooms — one on each upper floor — each fully tiled and fitted with high-quality suites and rainfall showers.



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Approximate Gross Internal Area: (1744 sq ft - 162 sq m.)



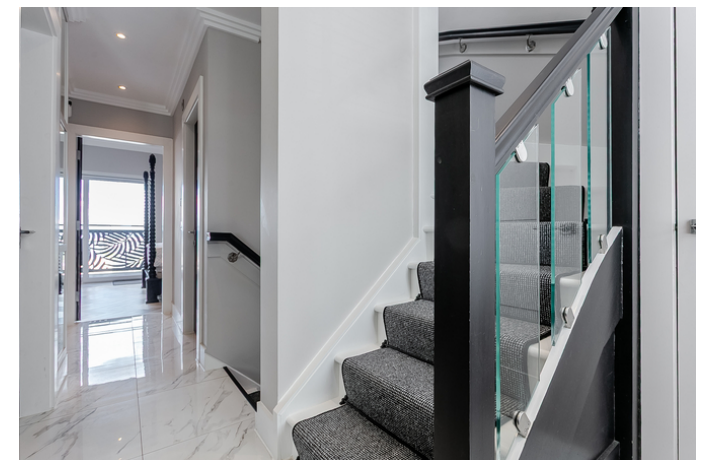


Area Description

Granton is located about three miles north of Edinburgh's city centre, offering convenient access to the trendy Shore district and the Ocean Terminal shopping centre, which features a cinema and popular restaurants. Several supermarkets are nearby, and Craigmileith Retail Park provides additional shopping options. Frequent public transport runs from West Granton Road and Waterfront Avenue to the city centre, including a direct Airlink service to the airport. The area is experiencing significant development, notably at Granton Marina, which will include a new hotel, spa, and residential properties. With several gyms and leisure centres close by, residents can also enjoy the scenic waterfront path and causeway leading to Cramond Island, perfect for jogging, dog walking, and family outings. Granton is home to the new Edinburgh College and offers well-regarded local schools.











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