



30 Granton Park Avenue, Edinburgh, EH5 1HS

Four-Bedroom, Modern Mid-Terrace Home with Private Garden Terrace, Driveway & Garage

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Property Description

Immaculately-presented and spacious, four-bedroom, modern mid-terrace townhouse with a private garden terrace, driveway and an integrated garage.

Located on a quiet side street close to the waterfront, in the Granton area, northwest of Edinburgh city centre.

Comprises a hall for each level, a living/dining room and kitchen, four double bedrooms, two en-suite shower rooms, and a family bathroom.

Highlights include a stylish fully integrated kitchen, modern bathroom suites, and quality wood flooring for the public room. In addition, there is gas central heating, double glazing, and superb storage including wardrobes for each bedroom.

The semi-converted garage offers further generous storage, with an automatic door, power/lighting and rendered walls. Externally, there is a mono-blocked driveway to the front, whilst a private garden terrace includes wood and paved patio areas, and a gate to shared drying greens.

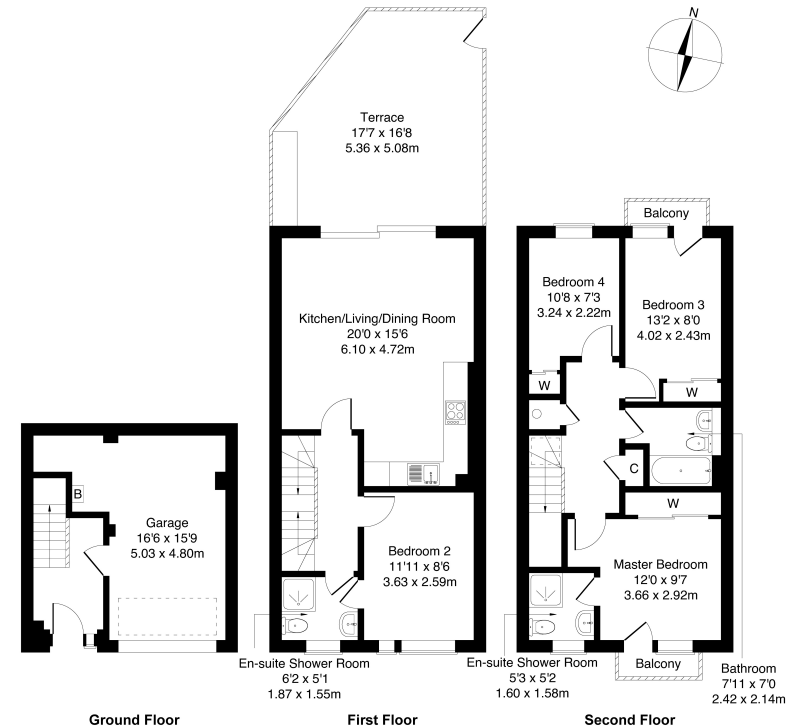
A welcoming entrance hall offers space for outerwear and internal access to the garage, whilst the stairs lead to the halls on the upper floors. On the first floor, a tastefully finished open-plan living room and kitchen is set to the rear, with sliding doors leading to a generous garden terrace, wood flooring throughout, and a wall-mount TV point for the lounge. Set to the room's rear, a stylish kitchen is fitted with modern units and worktops, a breakfast bar, and a sink; with integrated appliances including an oven, an induction hob, a fridge/freezer, a dishwasher, and a washing machine. Completing the first floor, a bedroom is set to the front, with carpeted flooring, a central light fitting and a modern en-suite shower room.

On the second floor, a spacious master bedroom features a Juliet balcony, carpeted flooring, a large built-in wardrobe, and a modern en-suite shower room; whilst two further well-presented bedrooms are set to the rear, with light decor, built-in wardrobes and carpeted flooring, with bedroom three, also featuring a Juliet balcony. Completing the accommodation, the family-size bathroom is fitted with a three-piece suite and a ladder-style radiator.

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Approximate Gross Internal Area: (1259 sq ft - 117 sq m.)



Ground Floor First Floor Second Floor

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, within easy reach of the fashionable Shore district and Ocean Terminal shopping centre, including a cinema and a range of popular restaurants. Within a couple of miles, there are several 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, with a direct Airlink service to the Airport.

Granton is undergoing significant development, including work at the Granton Marina, with 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, offering 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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