



Estate Agents and Solicitors

39/1 Granton Crescent, Edinburgh, EH5 1BN

Light and Well-Presented, Two-Bedroom, Ground-Floor Flat

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Property Description

Light and well-presented, two-bedroom, ground-floor flat, with gardens and a view of Granton Harbour and the Forth. Set on an elevated position, with open views to the front, located in the Granton area, north of Edinburgh's city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a bathroom.

Features include a fitted kitchen, with appliances, contemporary flooring throughout, and fresh neutral decor.

In addition, there is modern gas central heating, double glazing and a secure entry system.

Externally, there is a private lawn to the front, a shared drying green to the rear and ample unrestricted, street parking.

A welcoming entrance hall includes the secure entry handset and a built-in cupboard and is finished with modern, wood-effect flooring. Set to the front, a bright, well-proportioned reception room offers a spacious, versatile floor plan for both lounge and dining furniture. Conveniently accessed from the living and dining space, a kitchen is fitted with white units and dark, marble-effect worktops, whilst appliances include a washing machine, fridge freezer, an integrated electric oven and a hob.

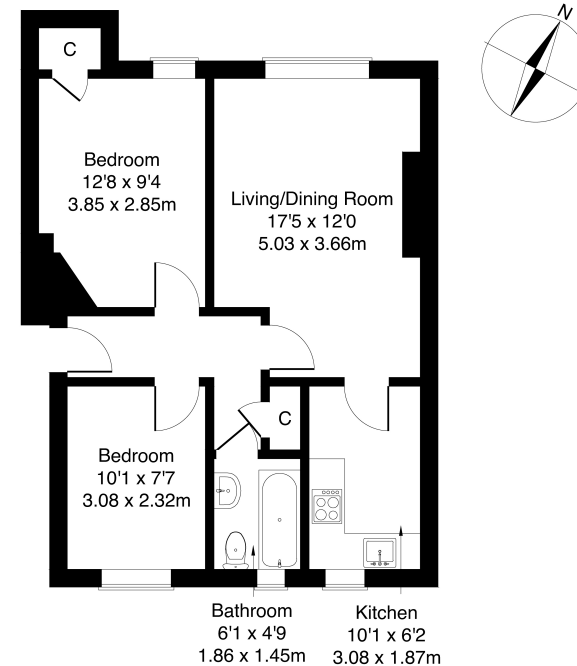
Set to opposite aspects, two double bedrooms feature wood-effect flooring and pendant light fittings, with front-facing bedroom one further benefiting from a built-in cupboard.

Completing the accommodation, a bathroom, with a rear aspect window, is fitted with a three-piece suite, including a shower-over-bath, tiled flooring, contemporary wall panelling and a ladder-style radiator.



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Approximate Gross Internal Area: (560 sq ft - 52 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, within easy reach of the fashionable Shore district and the Ocean Terminal shopping centre which includes 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 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, 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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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