



**41 Granton Place, Granton, Edinburgh, EH5 1AW**

Two Bedroom, Lower Villa

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# Property Description

Immaculately-presented, two-bedroom, lower villa, with private gardens and a driveway. Conveniently located in the popular Granton area, north of Edinburgh city centre.

Comprises a; vestibule, hallway, living room, kitchen, two double bedrooms, and a shower room. Fully refurbished for the market, including new kitchen and bathroom, NEST gas central heating, double glazing, contemporary flooring and lighting, and tasteful modern décor. In addition, there is a lawn and mono blocked driveway to the front, and a generous southerly facing rear garden with lawns, store sheds and patio areas.

The entranceway has decorative tiled flooring and opens to the main hall, which affords access throughout and features a deep store cupboard and the NEST smart thermostat. With wood-effect flooring that carries through from the hall, the front-facing lounge offers bright decor with TV and phone points, and a modern spotlight fitting. Set off the lounge and to the rear, the stylish, fully integrated kitchen has fitted units with wood-effect worktops, a tiled surround, and an inset sink with drainer. Appliances include an integrated washer/dryer, dishwasher, fridge/freezer, oven, microwave and gas hob.

With a glazed door to the rear garden, bedroom one offers a well-proportioned room size with ample space for freestanding furniture. Bedroom two, set to the front, is similarly sized and finished with matching wood-effect flooring from the hall and lounge, and a pendant light fitting.

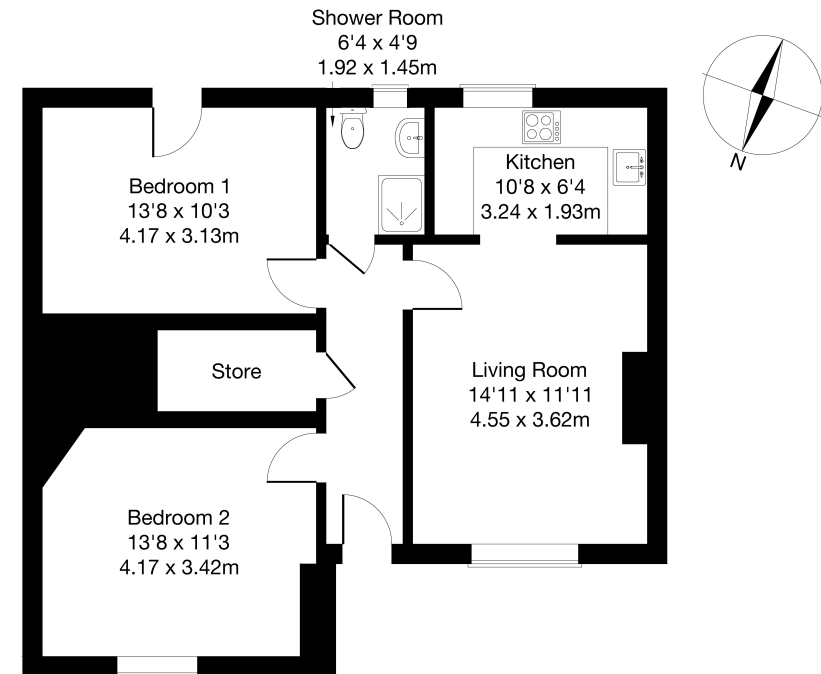
Completing the accommodation and set to the rear, a fully-tiled shower room has a quality contemporary suite with a walk-in shower featuring a multi-jet unit and 'rainfall' showerhead.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



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

## Area Description

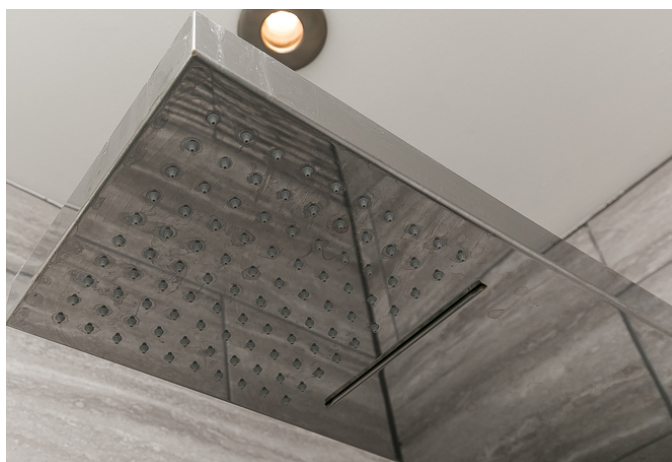
Granton lies approximately three miles north of the city centre, and lies within easy reach of the fashionable Shore area and Ocean Terminal, providing facilities including a cinema, high-street shops, and a range of popular restaurants. Within a couple of miles there are a number of supermarkets, with 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, and the property 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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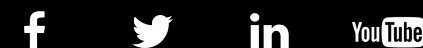
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