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6/6, Wardieburn Street East, Granton, Edinburgh, EH5 1DQ

Spacious & Well-Presented Three Bedroom, Second (top) Floor Flat

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Property Description

Spacious and well presented, three-bedroom, triple-aspect, second (top) floor flat, set on a residential street and located in the Granton area, to the north of Edinburgh city centre.

Comprises: an entrance hall, living/dining room, kitchen, three double bedrooms, and a bathroom.

Features include uPVC double glazing, gas central heating with a combi boiler installed in October 2020, good storage provision, and a fitted kitchen with appliances. Externally, there is a communal drying area to the rear, and ample unrestricted parking to the front and on surrounding streets.

Upgrades of the building are due to begin in July 2021, including re-rendering, and a new roof, guttering and main door.

The long entrance hall, which includes the entryphone handset, a rear-facing window, and recessed spot lighting, grants access throughout including to two store cupboards. A spacious dual-aspect living room offers windows to the front and side, wood-effect flooring, and ample room for both lounge and dining furniture. The bright kitchen is fitted with modern units, stone-effect worktops, a sink with drainer, and a tiled surround. Appliances include an integrated oven, gas hob and canopy above, and a freestanding fridge/freezer and washing machine.

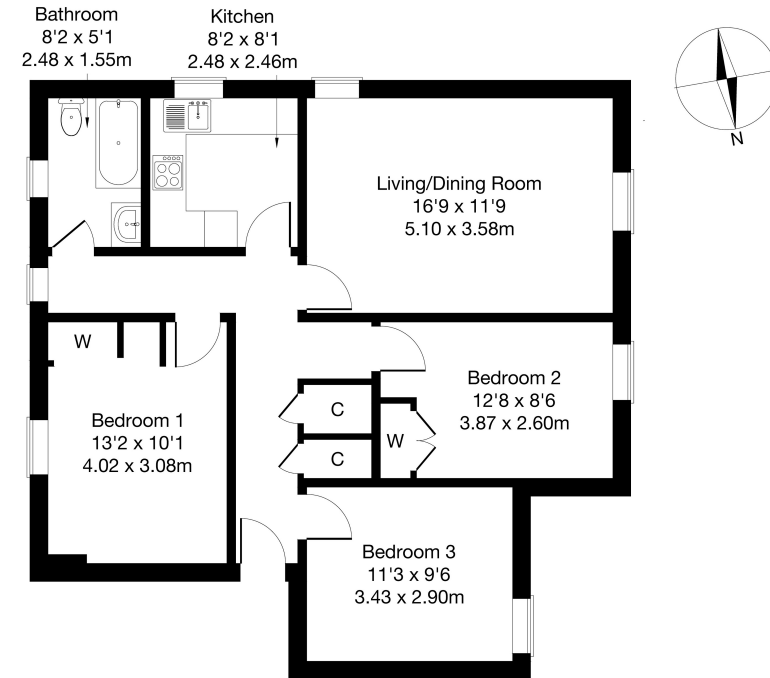
Quietly set to the rear, bedroom one has carpeted flooring and a fitted open wardrobe. Bedrooms two and three are both set to the front with plenty of space for freestanding furniture, with an additional built-in wardrobe for bedroom two. Completing the accommodation, the bathroom consists of a modern white three-piece suite, with a mains shower over the bath and tiled flooring and splash walls.

A 360 Virtual Tour is also available online.



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Approximate Gross Internal Area: (753 sq ft - 70 sq m.)

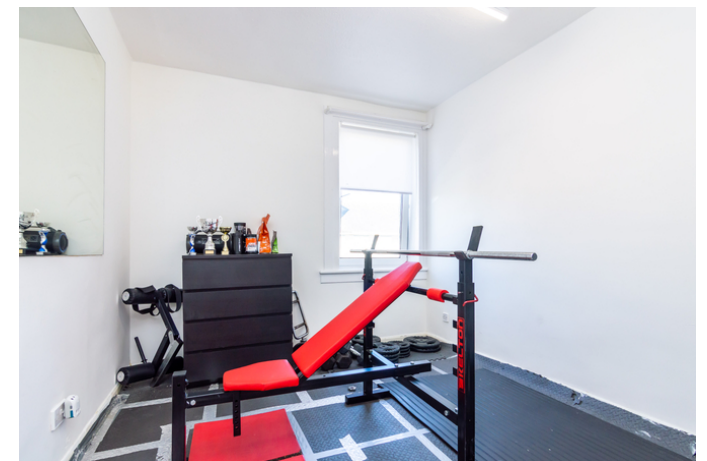


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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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