



3 (2FI) GRANTON SQUARE,
EDINBURGH, EH5 1HE

LITTLE & ANDERSON
SOLICITORS AND ESTATE AGENTS

THE PROPERTY

This bright spacious three-bedroom second floor flat forms part of an elegant 'B' listed terrace. Located in the heart of popular Granton, this beautiful property is rich in period features, including high ceilings, decorative cornicing and window shutters. The property commands an excellent view over Granton Square and beyond to the Firth of Forth, and benefits from excellent local amenities.

Internally, the accommodation comprises a spacious hall with skylight which provides a bright welcoming entrance giving access to all rooms; bright spacious lounge, set to the front, with two large deep recessed windows overlooking Granton Square, and featuring decorative cornicing, ceiling rose, wood panelling around windows, working window shutters, black mantelpiece with marble effect tile inlay, providing an abundance of natural light; traditional style dining kitchen fitted with ample storage units incorporating integrated double oven and grill, extractor hood, gas hob, and stainless steel sink and drainer. There is ample space for dining and a window overlooking the rear and towards the Firth of Forth.

The generous master bedroom provides ample space for freestanding furniture, with a window overlooking the side of the property, features include an Edinburgh Press, decorative cornicing, ceiling rose, wood panelling around windows, and working window shutters. There are two further bedrooms, one set to the front of the property and one overlooking the side, both with space for freestanding furniture and featuring decorative cornicing, wood panelling around windows and working window shutters. Set to the rear, the modern bathroom, which is partially tiled with marble effect tiles to wall and lino laid to floor, features a white bath with shower over, basin, wood panelling and working window shutters. The property benefits from a separate WC with white two-piece toilet and wash hand basin, and lino floor. There is also a large shelved walk-in cupboard in the hall providing ample storage space. Further storage is provided in the external under-street cellar.

Externally to the rear of the property is a well-maintained shared garden which is mostly laid to lawn. The property benefits from gas central heating throughout, combination timber sash and casement windows and residential parking on street. Early viewing is highly recommended to fully appreciate the property on offer.

THE DISTRICT

Granton Square lies a few minutes' walk from the picturesque Granton Harbour which offers breathtaking sea views as far as Fife. Granton lies approximately three miles north of the city centre, and 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 close proximity lies a number of supermarkets and local shopping facilities. There are frequent public transport links from Granton Square and Granton Road, to and from the city centre, with a direct Airlink service to the Airport. The Granton area itself 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 picturesque waterfront path. The area offers well-regarded local schooling including Broughton High School and St Thomas of Aquin's High School, and a number of local primary schools.



ROOM DIMENSIONS

(Longest & Widest)

Living Room – 15'9" x 15'4"

Dining Kitchen – 13'5" x 11'10"

Bathroom – 9'9" x 6'7"

Master Bedroom – 16'1" x 12'9"

Bedroom 2 – 13'0" x 9'9"

Bedroom 3 – 10'6" x 6'11"

WC – 5'5" x 3'7"

EXTRAS

All fitted floor coverings, light fittings, curtains, poles and white goods are included in the sale.

HOME REPORT

To request a copy of the Home Report please email prop@l-a.scot
All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C.

The property has an Energy Rating Category E.

Tenure: Ownership



VIEWING

Viewings are strictly by appointment.

To arrange a viewing,
please call **01506 822 727** or email prop@l-a.scot

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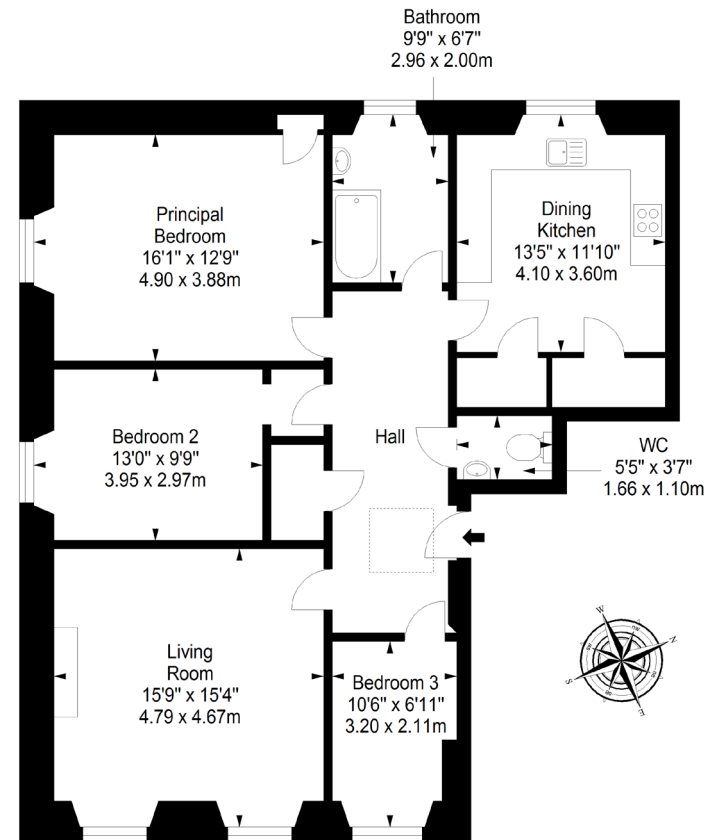
Zoopla.co.uk

s1homes.com

OnTheMarket

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Second Floor
Approx. 102.4 sq. metres (1102.3 sq. feet)



Total area: approx. 102.4 sq. metres (1102.3 sq. feet)

Prospective purchasers are advised to have their interest noted through their Solicitor as soon as possible in the event of an early closing date being set for the receipt of Offers. The seller reserves the right to accept an Offer without referral to any note of interest.

These presents are believed to be correct but no representations are made and they do not form part of any contract. The floor plan and measurements are indications only and should not be depended upon. Offerers must satisfy themselves as to their accuracy.

Please note that the systems/services referred to have not been tested by our clients or their agents and no warranty will be given as to their condition.

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