



2/1 Granton Terrace
BOSWALL | EDINBURGH | EH5 1BQ

warners
solicitors & estate agents



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Warners are delighted to present this well-appointed two-bedroom ground-floor flat, an excellent opportunity for first-time buyers or investors. Conveniently located, the property benefits from a selection of local shops, as well as nearby Morrisons and Lidl supermarkets. Ocean Terminal shopping centre is also within easy reach, offering a variety of high-street stores, restaurants, and a 24-hour gym. The area is well-served by primary and secondary schools, with Edinburgh College providing access to higher education.

Accessed via a secure stairwell, the property opens into a welcoming entrance hall featuring a useful storage cupboard. The bright, front-facing living room boasts twin windows overlooking the garden, creating a spacious and airy feel, with direct access to the kitchen. Situated at the rear, the stylish kitchen is newly fitted and finished to a high standard and includes a range of wall and base units, an integrated cooker with an induction hob, and a built-in pantry cupboard for additional storage.

Both double bedrooms offer generous space, with one positioned at the front and the other at the rear of the property. Completing the accommodation is a newly fitted, modern shower room, featuring a walk-in shower, WC, and wash hand basin, for a sleek finish.

Additional benefits include gas central heating, double glazing, and unrestricted on-street parking. There are private gardens to front and side, and communal gardens to the rear.

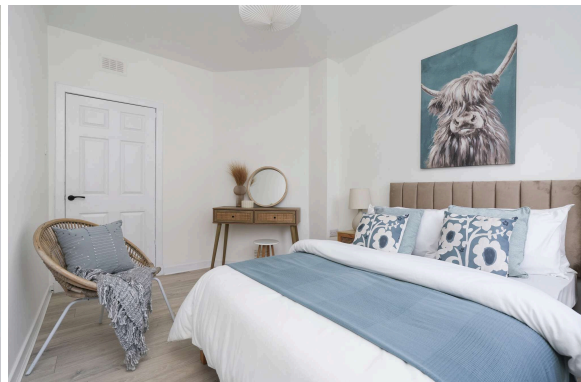
- Spacious ground-floor flat – Ideal for first-time buyers/investors.
- Prime location – Near shops, Ocean Terminal & transport links.
- Bright living room – Twin windows, airy feel.
- Modern kitchen – Stylish with integrated appliances.
- Two double bedrooms – Well-proportioned & comfortable.
- Extras – Gas heating, double glazing, free on-street parking

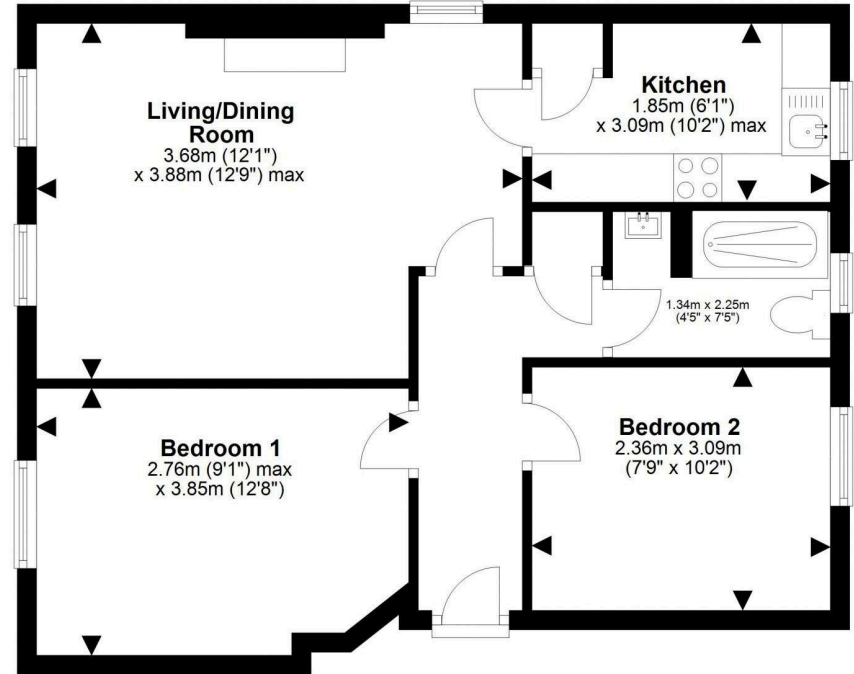
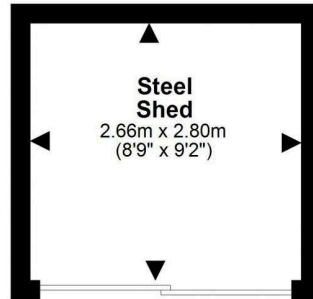
All integrated appliances will be included in the sale. EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The Boswall area of Edinburgh lies to the north of the City Centre. Excellent amenities nearby include several superstores plus the Ocean Terminal shopping and cinema complex, schooling from nursery to secondary levels, and numerous sporting and recreational facilities including the David Lloyd and Ainslie Park Leisure centres. There are regular bus services to and from the City Centre and surrounding areas and a well-used and maintained off-road cycle path and walkway nearby. Edinburgh City Bypass and the main motorway networks are also within easy reach and there is good road access to the Forth Road Bridge, M8 and Edinburgh International Airport.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.