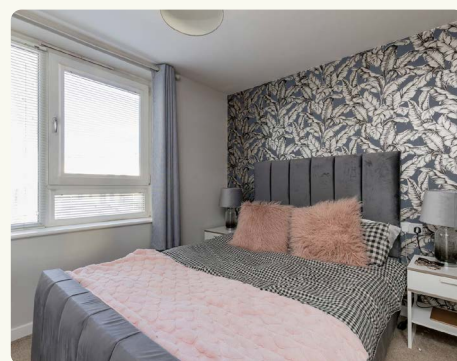




Flat 2, 366 West Granton Road,
Edinburgh EH5 1FE



A well-presented 2-bedroom first floor apartment which benefits from secure underground parking, gas central heating, and full double glazing

 2 Bed  1 Bath  1 Reception

Forming part of an established modern development, 366/2 West Granton Road is a well-presented 2-bedroom first floor apartment, located in the popular residential area of Granton. The bright and well-proportioned accommodation, in brief, comprises – entrance hallway with storage cupboard, living room / dining room, kitchen, double bedroom with built-in wardrobes, double bedroom 2, and bathroom. The property benefits from secure underground parking, gas central heating, and full double glazing. All furniture in the property, with the exception of the armchair in the living room, can be included in the sale. The development is managed by James Gibb, with quarterly fees of approximately £300-£350.

Features

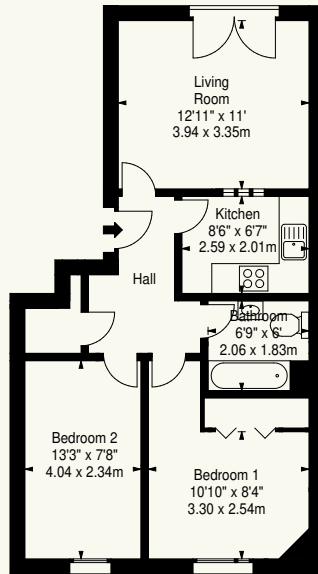
- Popular residential location
- Excellent local amenities and transport links
- Secure, underground parking
- Living room / dining room
- Kitchen
- 2 double bedrooms
- Bathroom
- Gas central heating and full double glazing
- EPC Rating TBC

Fixed Price £175,000

West Granton Road,
Edinburgh,
Midlothian, EH5 1FE



Approx. Gross Internal Area
571 Sq Ft - 53.05 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



Granton is a popular residential area located just minutes from the shores of the Firth of Forth and all the city's vibrant waterfront has to offer. Whilst there are excellent public transport services to and from the city centre (approximately 3 miles), the local area offers a wide range of shopping facilities including a large branch of Morrisons just a short walk from the flat. Edinburgh College Granton Campus is also within a few minutes on foot, as is Craigroyston Community High School which offers a wide

programme of leisure and educational facilities for children and adults alike. There are miles of bracing seafront walks, a number of lovely parks, a Yacht Club and Marina, a Pure Gym and several local access points to the city's cycle path network all within close proximity. The Western General Hospital is also closeby and there are excellent road links with the city by-pass, the central motorway network, the Queensferry Crossing and Edinburgh International Airport.

FOR VIEWING:

By appointment only

Contact Lindsay on:

0131 229 4040

edinburghproperty@lindsays.co.uk

property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.