



13/2, Wardieburn Street East, Edinburgh, EH5 1DN

Light & Beautifully Presented, Two Bedroom, Ground Floor Flat with Private Garden

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Property Description

Light and beautifully presented, two-bedroom, ground-floor flat with a private garden. Forming part of an established residential development, located in the popular Granton area, to the north of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a bathroom.

Freshly prepared for the market with light neutral decor throughout, highlights include a stylish fitted kitchen with appliances and generous room sizes. In addition, there is a modern bathroom, good storage, gas central heating, and double-glazed windows with blinds.

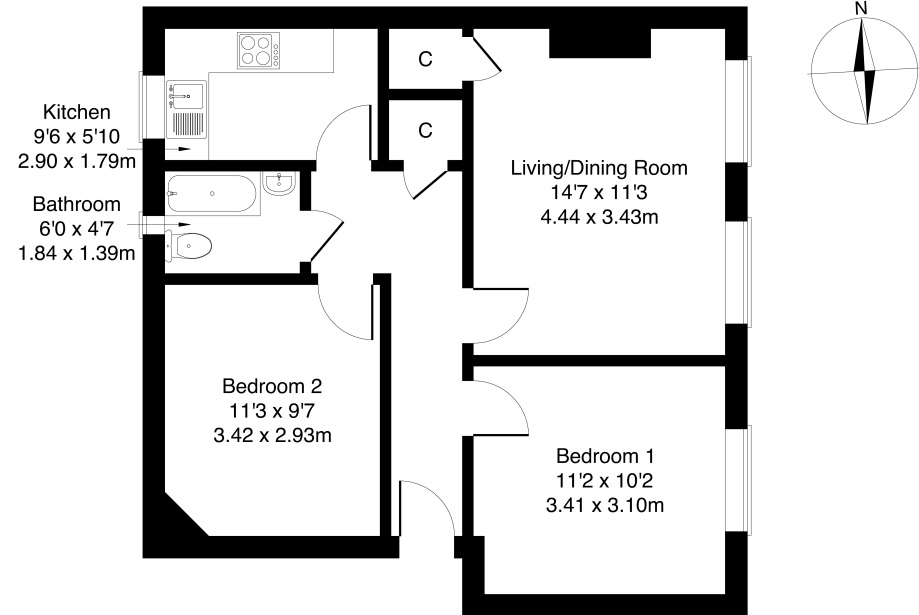
Externally, the property benefits from a garden with low-maintenance landscaping and tall hedging for superb privacy, a shared green to the rear, and ample unrestricted street parking.

A welcoming entrance hall with a convenient storage cupboard sets the stage for this well-finished home, providing seamless access throughout the accommodation. Positioned at the front of the property, the generous living room is flooded with natural light from twin windows. Tastefully finished with light decor and carpeted flooring, this bright and airy reception space features a focal fireplace surround alongside additional built-in storage. To the rear, the kitchen comes fully equipped with modern cabinetry, stone-effect worktops, and matching splashbacks. It features a sink with drainer, an integrated gas hob and oven, plus ample space for freestanding appliances.

Both double bedrooms are impressively proportioned, offering light decor, carpeting, and positioned to opposite aspects. Completing the accommodation, the contemporary bathroom boasts a sleek three-piece suite, including a shower over the bath, stylish tiled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (592 sq ft - 55 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 is located about three miles north of Edinburgh's city centre, offering convenient access to the trendy Shore district and the Ocean Terminal shopping centre, which features a cinema and popular restaurants. Several supermarkets are nearby, and Craighall Retail Park provides additional shopping options. Frequent public transport runs from West Granton Road and Waterfront Avenue to the city centre, including a direct Airlink service to the airport. The area

is experiencing significant development, notably at Granton Marina, which will include a new hotel, spa, and residential properties. With several gyms and leisure centres close by, residents can also enjoy the scenic waterfront path and causeway leading to Cramond Island, perfect for jogging, dog walking, and family outings. Granton is home to the new Edinburgh College and offers well-regarded local schools.





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