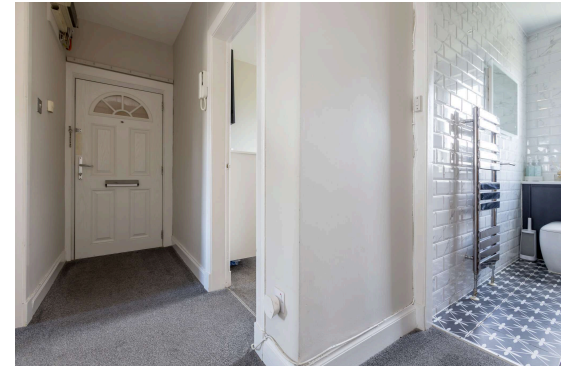




8/6 Granton Terrace
Edinburgh, EH5 1BQ



"8/6 Granton Terrace is an immaculately presented, two bedroom top floor flat situated in the popular district of Boswall"

- WELL MAINTAINED STAIR
- LIVING / DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE GARDEN AREA
- COMMUNAL REAR GARDEN
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS



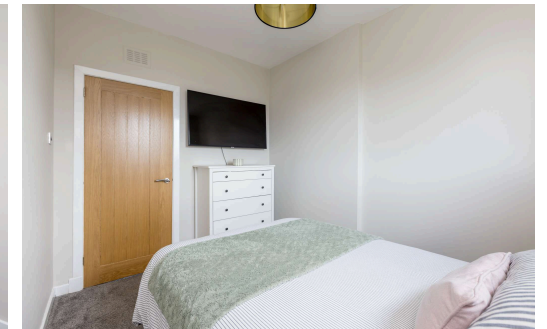
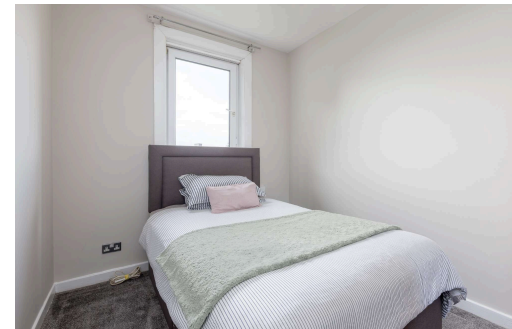


LOCATION

Boswall is an area just off Ferry Road, lying approximately 2 miles North of Princes Street and is therefore well placed for those working within the city centre with a regular bus service available on both Boswall Drive and Ferry Road. Alternatively, major access roads including the A90 Queensferry Road and A8 Glasgow Road allow for ease of commuting out with the city boundaries. Within the immediate area there are facilities and amenities to meet every day needs including shops, supermarkets, schools including Wardie Primary, public parks, Water of Leith Walkway, Royal Botanic Gardens and Ainslie Park Sports Centre. It is also worth noting the close proximity to the Ocean Terminal development that houses a multi screen cinema complex plus the cosmopolitan Stockbridge district that has a wealth of specialist shops, bars and restaurants.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



DESCRIPTION

8/6 Granton Terrace is an immaculately presented two bedroom, top floor flat offered in genuine move-in condition, situated in the highly regarded district of Boswall.

Entered through a well maintained shared stair, the accommodation comprises: welcoming entrance hall with cupboard; bright and generously proportioned living / dining room; well-equipped kitchen with ample base and wall mounted units; spacious double bedroom 1 with fitted wardrobes; double bedroom 2 and contemporary bathroom with shower over bath.

The property benefits further from: gas central heating; double glazing; tastefully decorated throughout; private garden area; communal rear garden laid to lawn; unrestricted on street parking; ideal opportunity for first time buyers or investors; excellent local amenities and great transport links;

EPC RATING

The energy efficiency rating for this property is band C

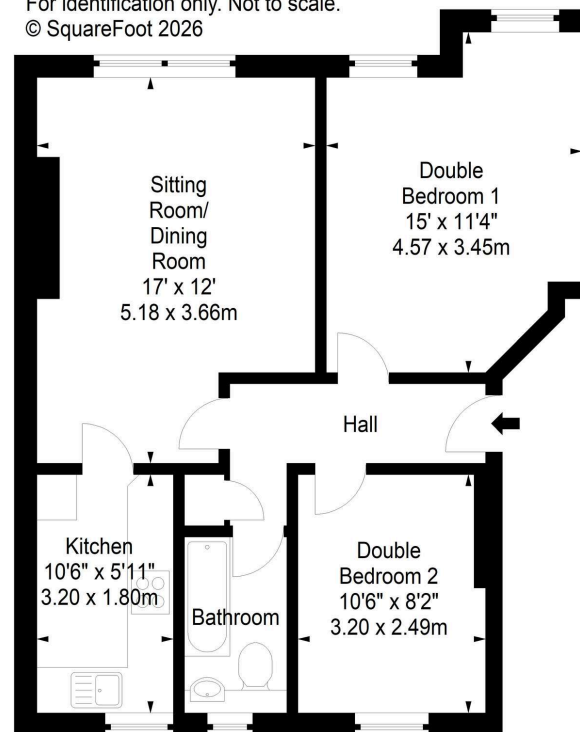
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Granton Terrace,
Edinburgh,
Midlothian, EH5 1BQ



Approx. Gross Internal Area
609 Sq Ft - 56.58 Sq M
For identification only. Not to scale.
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Second Floor

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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
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