



11/2 Granton Road,  
Edinburgh, EH5 3QJ



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## 11/2 Granton Road, Edinburgh, EH5 3QJ

11/2 Granton Road is a most attractive traditional ground floor flat located in the sought after Granton area of Edinburgh. Offering bright and spacious accommodation the property has gas central heating and double glazing. The property also benefits from exclusive gardens to the front and rear.

The accommodation includes an entrance hallway with two storage cupboards. There is a lovely lounge with bay window overlooking the front, feature fireplace and an alcove with cupboard beneath. The kitchen has window to the rear, breakfast bar and is fitted with range of modern base and wall units with the oven and hob to remain. The main bedroom has window to the rear and a range of fitted furniture. There is a further bedroom with a glass door leading to the rear garden. Completing the accommodation is the shower room with window to the rear fitted with a two piece white suite with shower compartment.

Externally the front gardens is low maintenance with established shrubs and planting. The enclosed rear garden, which can be accessed directly from bedroom 2, has paving and a garden shed which is to remain.

Early internal viewing of this superb flat is essential to fully appreciate the accommodation offered in this fantastic location.

## Area Description

Granton and Trinity, which are located to the north of Edinburgh has a range of local artisan cafes and within walking distance of Inverleith and Stockbridge. The area is within close proximity to an extensive collection of sprawling green spaces for family walks including Starbank Park, Victoria Park and Gypsy Brae, as well as well-maintained cycle trails. The diminutive Wardie Bay, which is popular with paddle boarders and wild swimmers, is a short walk from the property. Regular and quick bus services connect Trinity to the city centre and the City Bypass. The Queensferry Crossing and motorway network are both within convenient driving distance. Sainsbury's Local, Asda and Ocean Terminal shopping centre are all close by as well as Newhaven Harbour.





## Accommodation

|              |               |                 |
|--------------|---------------|-----------------|
| Lounge:      | 5.18m x 3.68m | (17' x 12'1")   |
| Kitchen:     | 3.43m x 2.16m | (11'3" x 7'1")  |
| Bedroom 1:   | 4.11m x 3.12m | (13'6" x 10'3") |
| Bedroom 2:   | 3.89m x 2.34m | (12'9" x 7'8")  |
| Shower Room: | 2.9m x 1.37m  | (9'6" x 4'6")   |

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

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## Agent's Note

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

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