



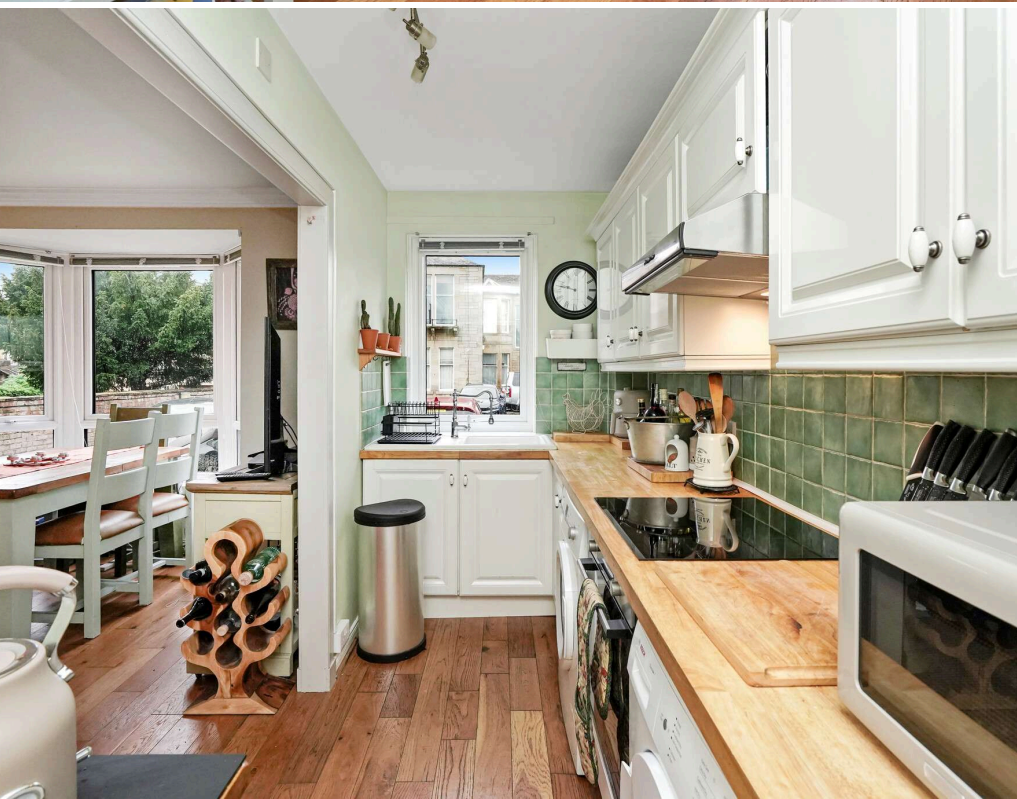


Welcome

Welcome to Grantully Place, quietly situated within a small, factored development in the Mayfield area of Edinburgh, close to many local amenities, this two-bedroom ground floor apartment offers an appealing opportunity for a variety of buyers, combining convenient single-level accommodation with the added benefit of an allocated parking space. The property is ideally suited to those seeking a comfortable home with practical, easily accessible accommodation. The two-bedroom layout offers flexibility for couples, small families or those requiring an additional room for guests, home working or hobbies. Offering an excellent opportunity to establish a home in Edinburgh, this apartment is well worth viewing to appreciate its potential and appeal. An early viewing is recommended.

- Reception hallway
- Front facing living room
- Fully fitted kitchen
- Two bedrooms
- Bathroom presented as a shower room
- Electric heating
- Double glazing
- Allocated parking space
- Communal garden areas

Secure entry system





Mayfield

Grantully Place is situated in the popular Newington area of Edinburgh, offering convenient access to a wide range of local amenities and excellent transport links. The surrounding area provides an appealing mix of independent shops, cafés, restaurants and everyday shopping facilities, while nearby Cameron Toll Shopping Centre offers a further selection of retail outlets and supermarkets. The property is well placed for access to Edinburgh city centre, with regular bus services providing convenient connections to the city's principal commercial, retail and leisure destinations. The area is also ideally located for Edinburgh University and other educational institutions, making it an attractive choice for students and university staff alike. For those who enjoy the outdoors, the nearby green spaces and walking routes provide opportunities for recreation and relaxation. Combining a convenient city location with a well-established residential setting, Grantully Place is ideally placed for enjoying all that Edinburgh has to offer.

Extras

The integrated kitchen appliances, blinds and fitted floor coverings are included. The development is factored by Newton with an approximate annual fee of £700.00 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

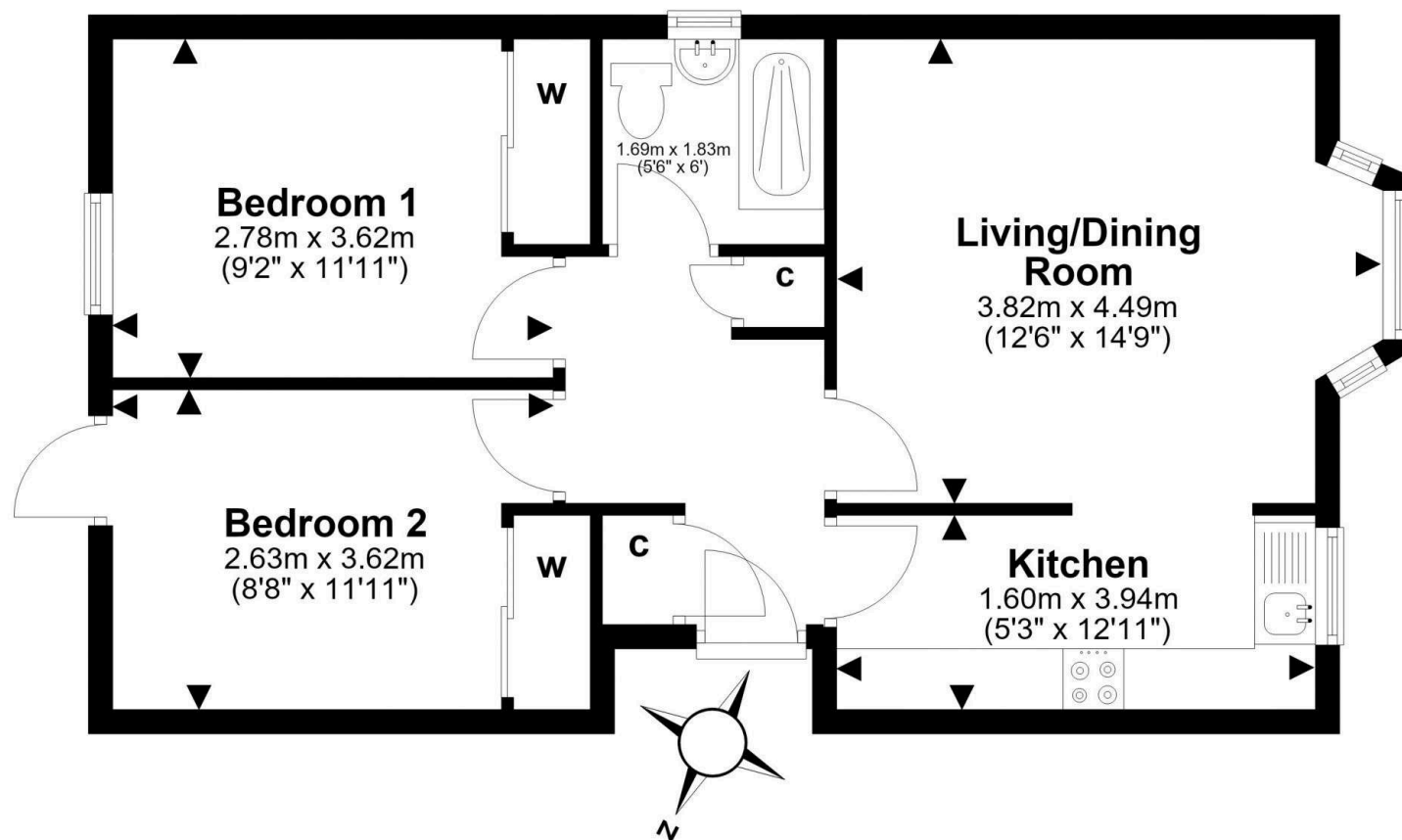
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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