

FOR SALE

Offers Over £175,000 Freehold



Flat 2, 360 West Granton Road, Granton, Edinburgh. EH5 1FE

- Gas central heating
- Double glazing throughout
- Private on-site gym for residents' use
- Modern second-floor flat
- Two double bedrooms
- Secure underground residents' parking



PROPERTY DESCRIPTION

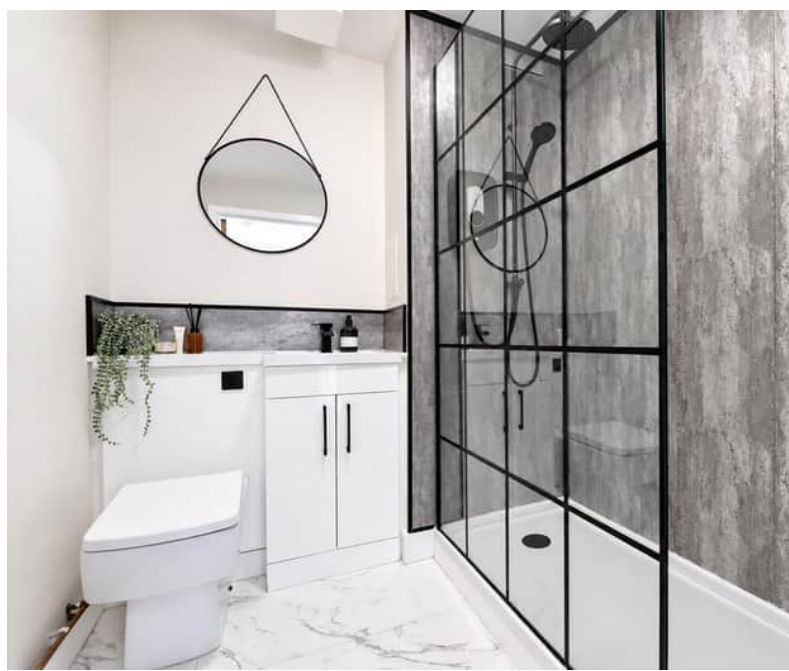
Watermans are delighted to present to market this lovely modern flat, presented in excellent move-in condition, offering bright, well-proportioned accommodation within a well-maintained development.

This second floor property is accessed via a secure communal entrance, with both stair access serving all floors. A welcoming hallway provides useful storage and leads through to the main living accommodation.

Extras - Included in the sale are all fitted floor coverings, together with the integrated and freestanding appliances.

Viewing is highly recommended and by appointment only.

No warranty on the appliances.



ROOM DESCRIPTIONS

Property Description

This second floor property is accessed via a secure communal entrance, with both stair access serving all floors. A welcoming hallway provides useful storage and leads through to the main living accommodation.

The light and airy reception/dining room is a particularly appealing space, featuring a Juliette balcony which allows plenty of natural light into the room. The stylish fitted kitchen is equipped with a range of contemporary wall and base units, complemented by contrasting work surfaces and tiled splashback whilst including integrated and freestanding appliances it is also accessed from both the lounge and the hallway.

There are two well-proportioned double bedrooms. The principal bedroom benefits from generous fitted wardrobes, while the second double bedroom offers additional accommodation. Completing the property is a very sleek shower room, with concrete style panelling in the walk in shower with body and rainfall shower options, marble style flooring and a wc and sink within a white gloss vanity unit.

Further benefits include gas central heating and full double glazing throughout.

Garden, Parking and Factors

The development enjoys an attractive and well-maintained communal landscaped courtyard whilst residents also benefit from secure underground parking together with further unrestricted on-street parking within the surrounding area.

There is also a private on-site gym for residents use.

The development is fully factored to ensure regular maintenance via James Gib with an associated monthly cost of circa £130 per month.

Area - Granton, Edinburgh

Granton is a vibrant coastal neighbourhood in north Edinburgh, offering a unique blend of waterfront living, local charm and exciting regeneration. Situated along the shores of the Firth of Forth, the area boasts beautiful coastal views, scenic walking and cycling routes, and easy access to the city's wider amenities. With its rich maritime heritage, nearby green spaces and growing selection of local facilities, Granton appeals to a wide range of residents. The area benefits from convenient transport links to Edinburgh city centre, making it an attractive location for those seeking a balance between city living and a more relaxed coastal lifestyle. With ongoing investment and development helping to shape its future, Granton continues to grow as an appealing place to live, work and enjoy everything Edinburgh has to offer.



FLOORPLAN & EPC

Flat 2, 360, West Granton Road, Pilton, EH5 1FE
Approximate Gross Area
51 sq m / 549 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Edinburgh
5, Dock Place, Edinburgh, EH6 6LU
0131 202 3603
property@watermans.co.uk