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51 Granton Place

Boswall, Edinburgh, EH5 1AW



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Located within easy reach of Granton Harbour, this delightful main-door flat is a two-bedroom ground-floor residence with a convenient location in the Boswall area of Edinburgh. It is close to amenities, schools, and transport links, and is just a short drive or bus journey from the city centre. The home itself is attractively presented in predominantly neutral tones, further benefitting from a well-appointed kitchen and three-piece wet room. It also boasts private gardens to the front and rear, as well as access to a well-maintained communal garden.

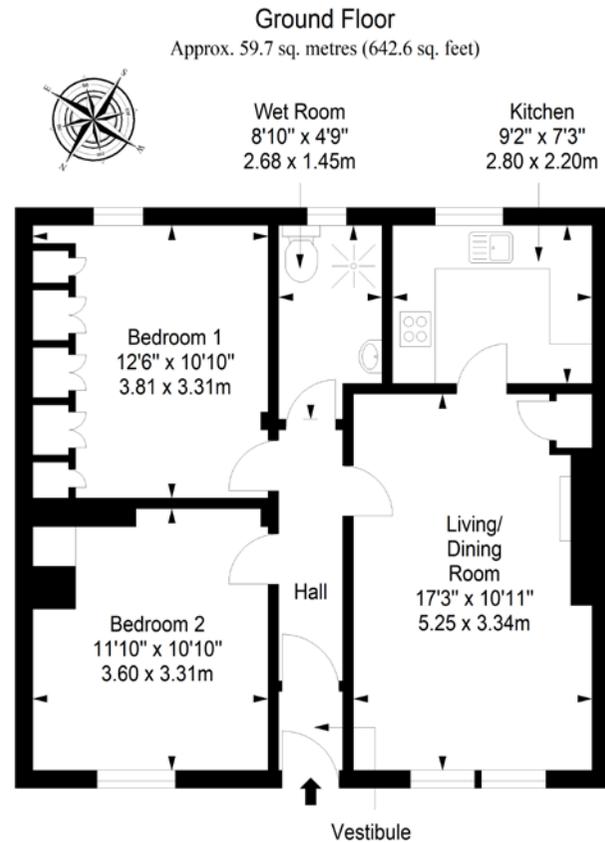
Extras: all fitted floor coverings, light fittings, a gas cooker, and a washing machine to be included in the sale.

Features

- A well-presented ground-floor flat
- Situated in popular Boswall
- Private main-door entrance
- Welcoming vestibule and central hall
- Living/dining room with feature fireplace
- Well-appointed kitchen
- Two double bedrooms (one with fitted wardrobes)
- Modern three-piece wet room
- Enclosed, easy-upkeep front garden
- Private section of rear garden
- Communal rear garden and drying green
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC - D



Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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