



Offers over £225,000

136 Granton Road, Edinburgh, EH5 3RF



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## Spacious Two Bedroom Ground Floor Maisonette In Need of Modernisation

A bright and spacious, two-bedroom, ground floor maisonette with lovely mature garden, driveway and off-street parking. The property benefits from a wealth of original features though would now benefit from some modernisation to take advantage of its sunny accommodation.

Ground Floor Maisonette, Main Door Entrance Vestibule and Hallway, Large Rear-Facing Sitting Room with Gas Fireplace, Kitchen with Garden Access, Spacious Bay-Fronted Bedroom, Second Double Bedroom, Bathroom with Shower Over Bath, Double Glazing Throughout, Sizeable, West-Facing Rear Gardens with Lawn, Storage Shed and Patio,

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

### ACCOMMODATION (WIDEST POINTS)

|                           |                              |
|---------------------------|------------------------------|
| <b>Living/Dining Room</b> | 16'6" x 11'5" (5.03 x 3.48)  |
| <b>Bedroom 1</b>          | 15'5" x 11'10" (4.72 x 3.63) |
| <b>Bedroom 2</b>          | 11'6" x 10'2" (3.51 x 3.10)  |
| <b>Kitchen</b>            | 10'2" x 9'4" (3.10 x 2.87)   |

## LOCATION

Granton Road is a bustling street of period properties in popular Trinity, with a good selection of local amenities. The property is enviably located for those with a love of the outdoors, with the beautiful open spaces of Inverleith Park and the Royal Botanical Gardens within easy reach as well as the seaside vistas at Newhaven Shore. For the cyclist/walker the North Edinburgh Cycle Network runs close to the property providing traffic-free routes to several parks and green spaces. The area is well serviced by a range of bus routes into Edinburgh City Centre and out to towards Central Scotland and Ferry Road offers quick motoring access out of the city and links to the M8, Edinburgh International Airport and

## EXTRAS

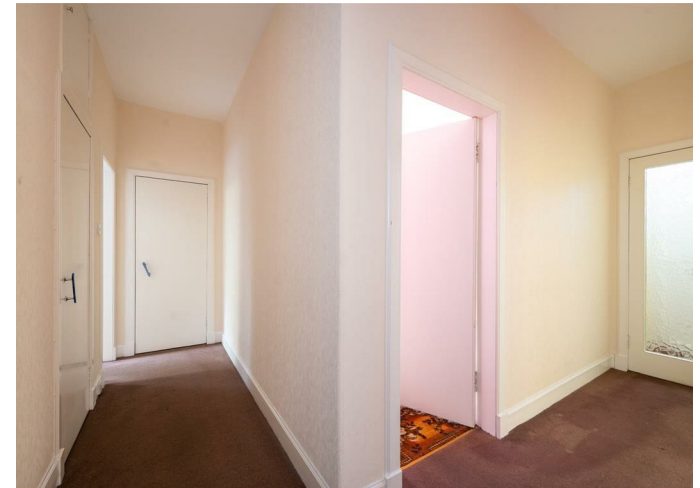
White Goods Included in Sale

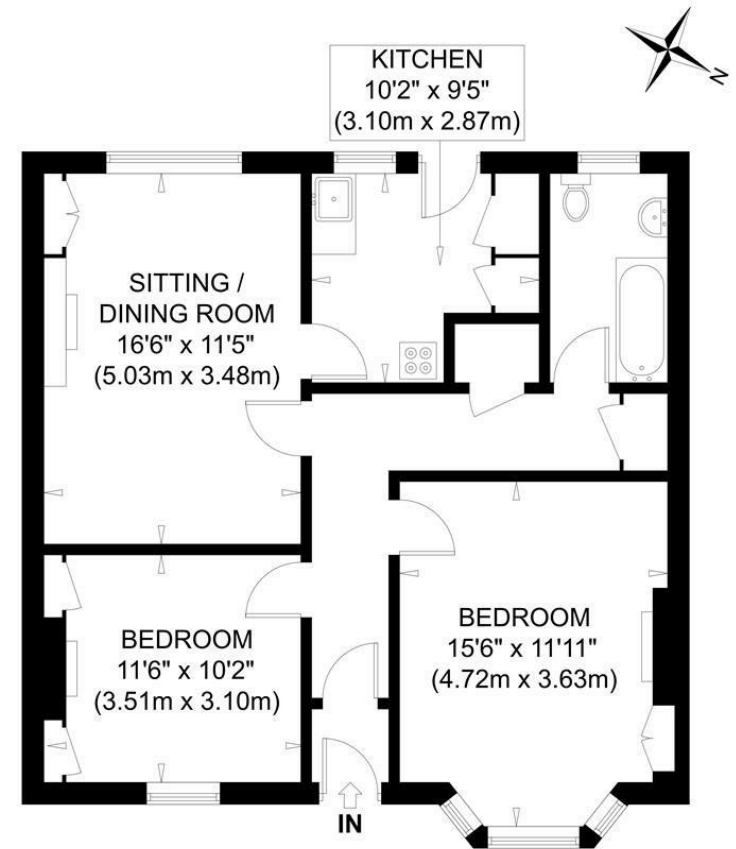
## EPC RATING

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## VIEWING

By appointment only please Telephone: 0131 554 6244





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 71.7 SQ M / 771 SQ FT

GRANTON ROAD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 71.7 SQ M / 771 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.