



MONARCH

REAL ESTATE

255/3 West Granton Road, Edinburgh EH5 1HZ



*"LOCATED A SHORT WALK FROM GRANTON HARBOUR,  
IS THIS TWO BEDROOM UPPER VILLA "*

OFFERS OVER £130,000



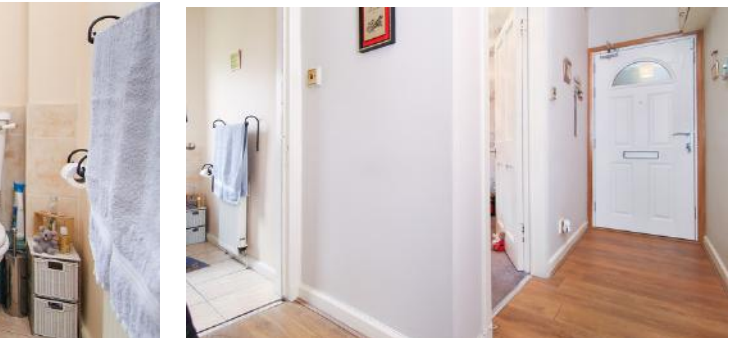
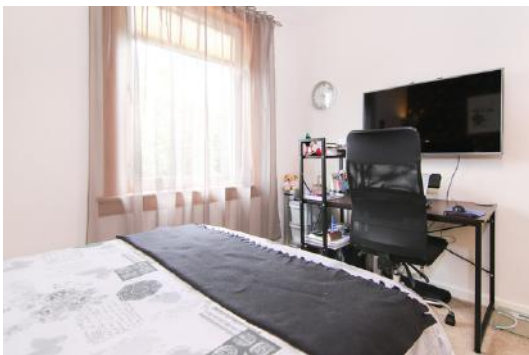
Lovely two bedroom upper villa, in popular Granton, close to Granton Harbour and just 3 miles north-west of the city centre. This property offers spacious accommodation, set around a central hall. At the end of the hall, is a spacious lounge and dining room, leading off the lounge there is a sunny south facing 'galley' kitchen, overlooking the shared garden. The two double bedrooms are very well proportioned - the larger boasts fitted wardrobes and there is a stylish bathroom with over bath shower. Externally, there is a shared drying green to rear, along with a private garden plot.



Please Call us on 07555 0468251



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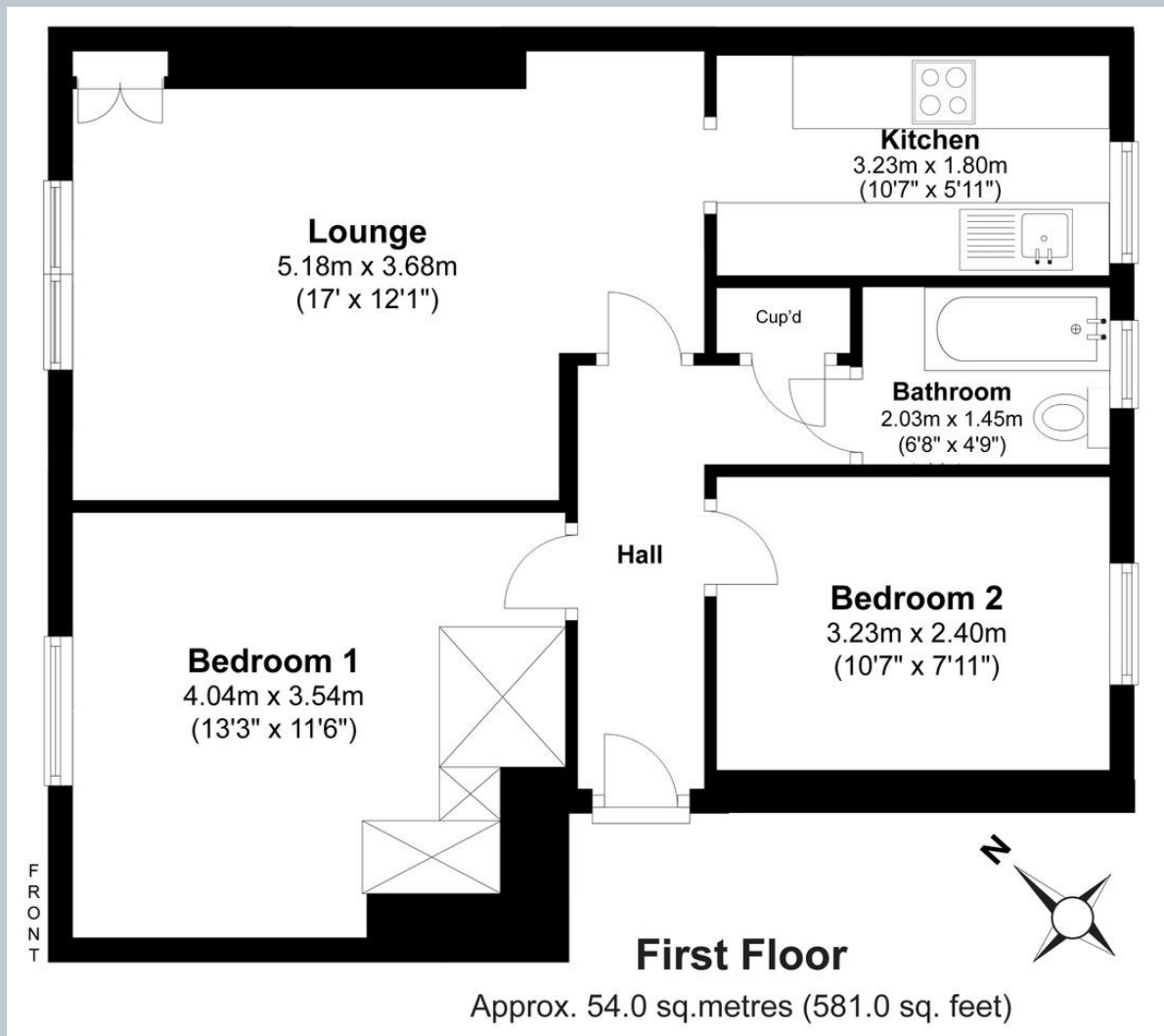


## GRANTON

Granton sits beside the banks of the Firth of Forth, north of Edinburgh city centre and is part of Edinburgh's large waterfront rejuvenation programme. It has a harbour, housing two yacht clubs, the Royal Forth and the Forth Corinthian. Local amenities can be found on West Granton Road, with a large Morrisons store. Both within easy reach are; Leith and the Ocean Terminal shopping centre – to the east, or to the west is Craighleith Retail Park. Additional recreational facilities, include the Ainslie Park Leisure centre (with swimming pool) and a Pure gym. Fabulous walks can be found along the promenade at Silverknowes which takes you along to the pretty village of Crammond.

An Edinburgh College campus is close by and there are excellent transport links, with a choice of regular bus services, taking you to the city and surrounding areas.

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