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Offers Over

£185,000

4/7 Marine Drive

Granton | Edinburgh | EH5 1FD

Second floor flat, forming part of an established modern development quietly positioned within the popular residential district of Granton. The property offers spacious and well-planned accommodation, making it an excellent choice for first-time buyers, professionals, couples or those looking for a low-maintenance home. Further benefits include lift access to all floors, secure underground residents' parking, gas central heating and double glazing.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Lift
- Residents Underground Car Park
- Communal Gardens
- EPC Rating – B
- Council Tax Band - B



Description





The welcoming entrance hallway provides access to all rooms and benefits from excellent storage, ideal for keeping the home organised and clutter-free. The bright and spacious open-plan living and dining area is a particularly appealing feature of the property. Finished with stylish flooring, the room enjoys a superb dual-aspect outlook with four windows flooding the space with natural light. There is ample room for both comfortable lounge and dining furniture, while the contemporary fitted kitchen is incorporated into the room and features a good range of wall and base units, tiling to the splashback areas and freestanding white goods. There are two well-proportioned double bedrooms, both offering excellent built-in storage in the form of mirror-fronted wardrobes. The rooms provide comfortable and versatile accommodation, with plenty of space for bedroom furniture and additional furnishings if required. Completing the accommodation is a modern bathroom fitted with a white three-piece suite comprising WC, wash hand basin and bath with shower over. The room benefits from tiled surrounds and useful vanity storage.

Please note that some of the photographs have been virtually staged to illustrate how the property may look when furnished, helping to demonstrate the potential use, scale and layout of each room. The property is currently vacant, and we have also included the original, unstaged photographs for your reference.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Development

The development itself is well maintained and benefits from attractive landscaped communal garden grounds, providing pleasant shared outdoor space. Residents also have access to secure underground parking, while lift access serves all floors for added convenience.

The development is managed by a factor, Element, with the current factoring charge understood to be approximately £140 per month.

Viewing

By appointment through Neilsons (0131 625 2222).



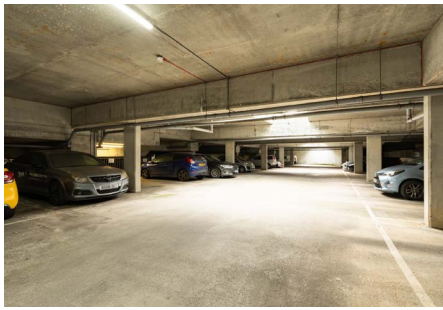






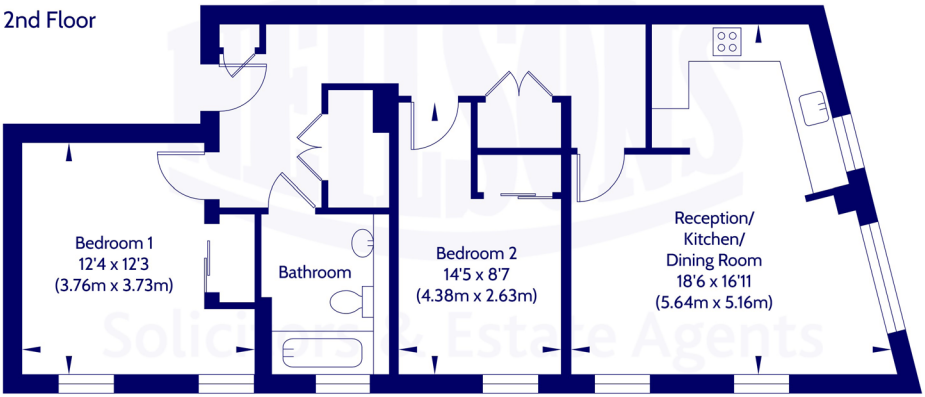
Location

The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, with more extensive amenities found in neighbouring Leith, Inverleith, Newhaven and The Shore. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of high street stores as well as a multi-screen cinema and a Pure Gym a short walk from the property. Granton is well served by a frequent bus service and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.





Approx. Gross Internal Floor Area 70 Sq M / 749 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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