










Offers Over
£195,000

1 Granton Grove

Boswall | Edinburgh | EH5 1AU

Main door upper villa with private gardens, ideally suited to first time buyers and professionals. The property would require a degree of upgrading, however, would make a fantastic home for any buyer. Local amenities are on hand with easy access via public transport to the city centre and commuter links accessible. Furthermore, views of the coast are available from the property.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

Accessed through the main door, the property welcomes you with an internal staircase leading to its interior. The spacious reception room is adorned with a magnificent southwest facing bay window, flooding the room with abundant natural light. The fitted kitchen boasts a variety of wall and base units, inclusive of an integrated hob and oven, complemented by ample space for freestanding white goods. The property comprises two well proportioned sized double bedrooms, each enhanced by modern and freshly painted colour scheme. The bathroom comprises a crisp white three-piece suite, featuring a tiled floor, full-height tiling around the bath, and a heated chrome towel rail.

The property has been freshly painted throughout and with the relevant planning consents an attic may be developed to allow for extra accommodation.

This property has been subject to virtual renovation to show the effect of makeover on the property. It should be noted that the property is currently as per the "before" images which have also been uploaded for perusal.



Extras

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

Gardens and Exterior

The property benefits from a beautiful, landscaped garden to the front, creating an inviting, pleasing entrance to the property, at the rear a private garden with a large lawn and shed for great storage solutions. A convenient external storage unit under the main entrance allows for garden tools to be safely secured.

Viewing

Please contact Neilsons on 0131 625 2222.





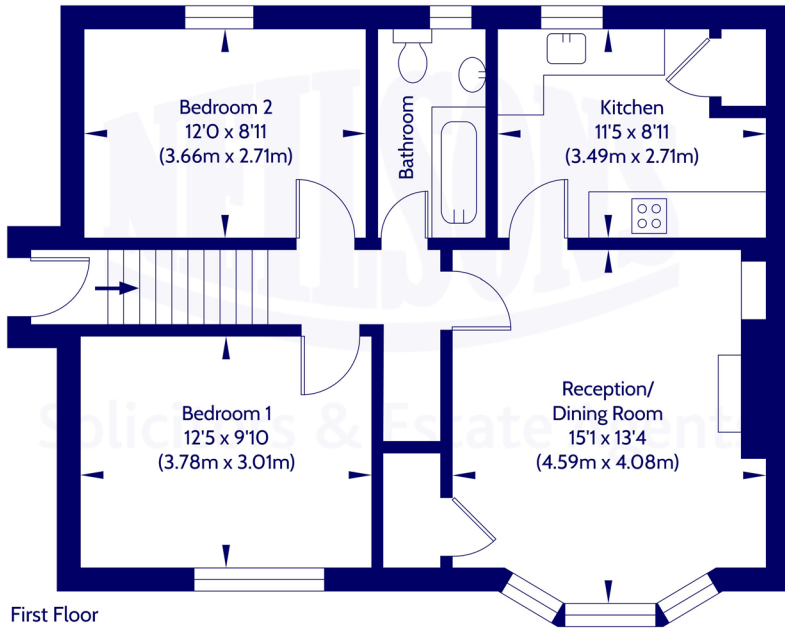
Location

Boswall is an established residential area located approximately two miles North of Edinburgh City Centre. There are local shops and a variety of supermarkets including Morrisons, Sainsbury's and Waitrose close at hand to cater for day-to-day needs. Further amenities can be found in the neighbouring areas of Leith and Stockbridge, both of which feature a good choice of cafes, bars, restaurants and independent specialist shops. Boswall offers easy access to Ainslie Park Leisure Centre, Westwood's Gym, the Royal Botanical Gardens and Edinburgh's fantastic cycle path network with off-street links to many parts of the city. Boswall itself is well connected to the city centre with regular buses and the City-Bypass is within easy travelling distance.

Approx. Internal Area 63.04 Sq M / 679 Sq Ft.

Not to scale. For identification only.

© www.planography.co.uk 2024



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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

