

33/1 Lower Granton Road,  
Edinburgh  
EH5 3RS

cameron stephen  
solicitors & estate agents



## accommodation

- Entrance hall
- Sitting room
- Fitted kitchen
- 2 Bedrooms
- Bathroom
- WC

## features

- Natural and laminate floors
- New kitchen fittings
- Freshly decorated
- Good storage
- Well maintained communal garden
- Wonderful sea views

## description

This is a beautifully bright and spacious ground floor flat with stunning views over the Firth of Forth towards Fife. The accommodation comprises entrance hall, south facing sitting room / dining room with views to the well maintained communal garden, newly fitted kitchen, double bedroom with walk in cupboard off, second bedroom, bathroom and separate wc. The property benefits from gas central heating, double glazing and the security of an entryphone system. Overall this is a stunning property offered for sale in move in condition.

## further information

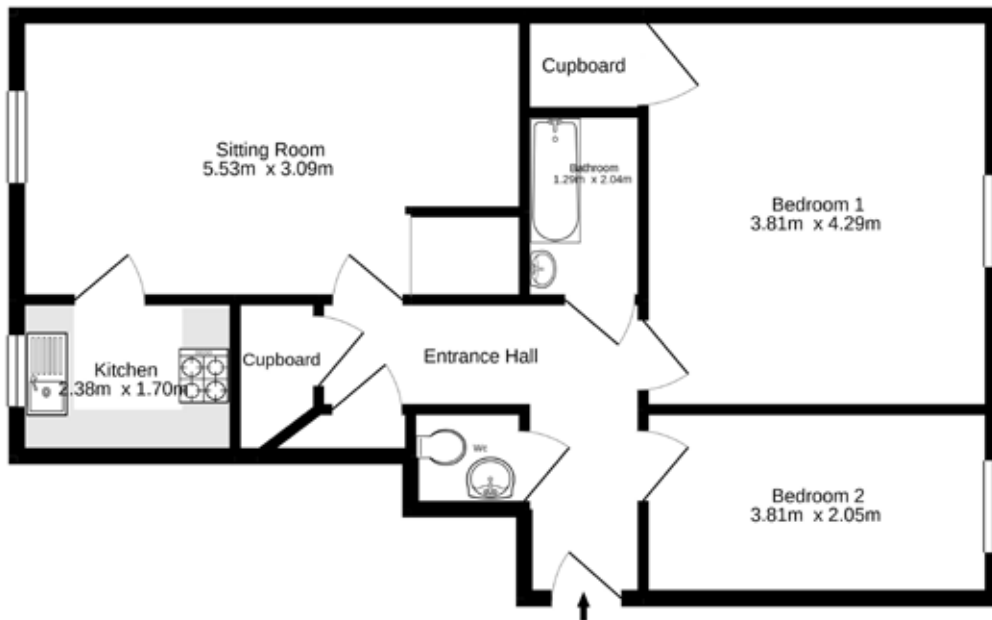
EPC Band: C  
 Home Report Value £190,000  
 Items to be included: Flooring, light fittings (excluding sitting room), kitchen appliances and the two wardrobes in bedroom 1.

## asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at [www.cameronstephen.co.uk](http://www.cameronstephen.co.uk)



Ground Floor  
63.0 sq.m. approx.



TOTAL FLOOR AREA : 63.0 sq m. approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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