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6/3 Granville Terrace
Edinburgh EH10 4PQ

Fixed Price £320,000

- Charming top floor flat
- Lounge with views
- Kitchen with ample storage
- Two double bedrooms
- Box Room
- Bathroom with three piece suite and electric shower
- Double glazing and gas central heating
- Residents on street permit parking

Council Tax Band: D
Tenure: Freehold

1 | 2 | 1 | EPC D











Charming 2 bed traditional flat

6/3 Granville Terrace is a charming second-floor flat forming part of a traditional Victorian terrace, situated within the highly sought-after Merchiston area of the city. The property is presented in walk-in condition and enjoys picturesque views. Offering well-proportioned and flexible accommodation, the property would make an excellent home for a first-time buyer, couple or professional, while also offering an attractive investment opportunity.

The accommodation comprises a bright and welcoming bay-windowed lounge, enjoying views towards the Pentlands providing the perfect space for both relaxation and entertaining. The kitchen is fitted with a range of floor and wall-mounted units, together with an electric oven and gas hob, offering practical and convenient everyday cooking facilities. There are two generously proportioned double bedrooms, the master benefitting from built in storage and views towards Corstorphine Hill and Fife providing a peaceful retreat at the end of the day. A useful box room offers flexible accommodation and could be utilised as a home office, utility room, dressing room, or additional storage space. Further storage is provided by three useful cupboards located within the hallway. Completing the accommodation is the bathroom, which is fitted with a three-piece suite and features an electric shower over the bath. The property further benefits from gas central heating and double glazing throughout. Externally the property benefits from residents on street permit parking.

Please note: No warranties are given for systems.

Merchiston is one of Edinburgh's most desirable residential areas, renowned for its leafy streets, attractive period architecture and excellent local amenities. The property is ideally situated within walking distance of both Morningside and Bruntsfield, which offer an excellent selection of cafés, restaurants, bars, independent retailers and supermarkets.

The area is well served by a range of leisure and recreational facilities, including Bruntsfield Links, The Meadows, Blackford Hill and the Hermitage of Braid. Nearby attractions include the Dominion Cinema, Church Hill Theatre and Fountain Park leisure complex, while several renowned golf courses are also within easy reach. The property is conveniently located for both Edinburgh Napier University and the University of Edinburgh. Excellent public transport links provide swift access to the city centre, while the City Bypass, motorway network and Edinburgh International Airport are all readily accessible.

Viewing by appointment 0131 337 1800













Granville Terrace,
Edinburgh,
Midlothian, EH10 4PQ

SquareFoot

Approx. Gross Internal Area
710 Sq Ft - 65.96 Sq M
For identification only. Not to scale.
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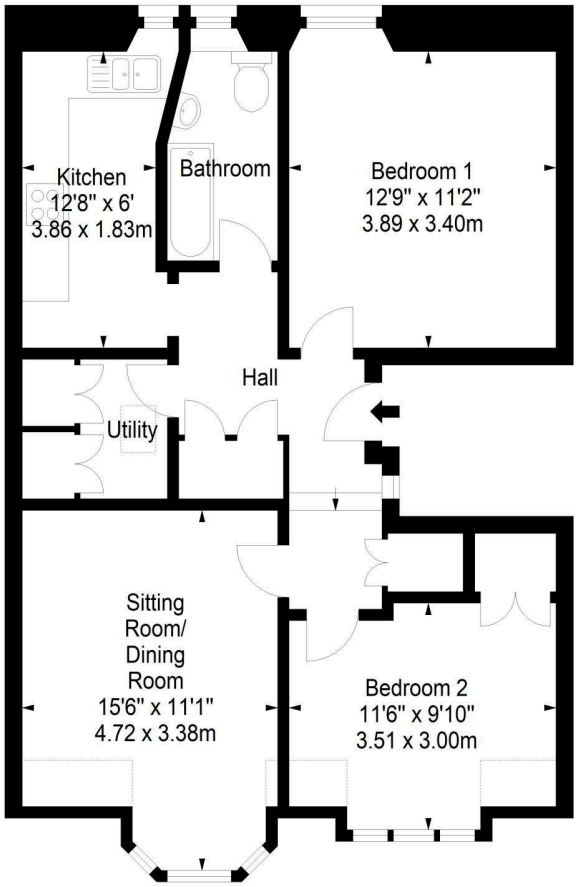

Second Floor





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