

# Flat 11, 4 Marine Drive

EDINBURGH, EH5 1FD



*SPACIOUS TWO BEDROOM TOP FLOOR FLAT  
IN THE GRANTON AREA OF EDINBURGH*



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McEwan Fraser Legal  
is delighted to present  
this spacious two-  
bedroom top-floor flat  
In Edinburgh's Granton  
area.

Inside, the property  
comprises of a fully  
equipped open-plan  
kitchen which is fitted  
with hob, oven, and free-  
standing white goods.  
The space is bright due  
to dual aspect windows  
and offers ample space  
for various furniture  
arrangements.







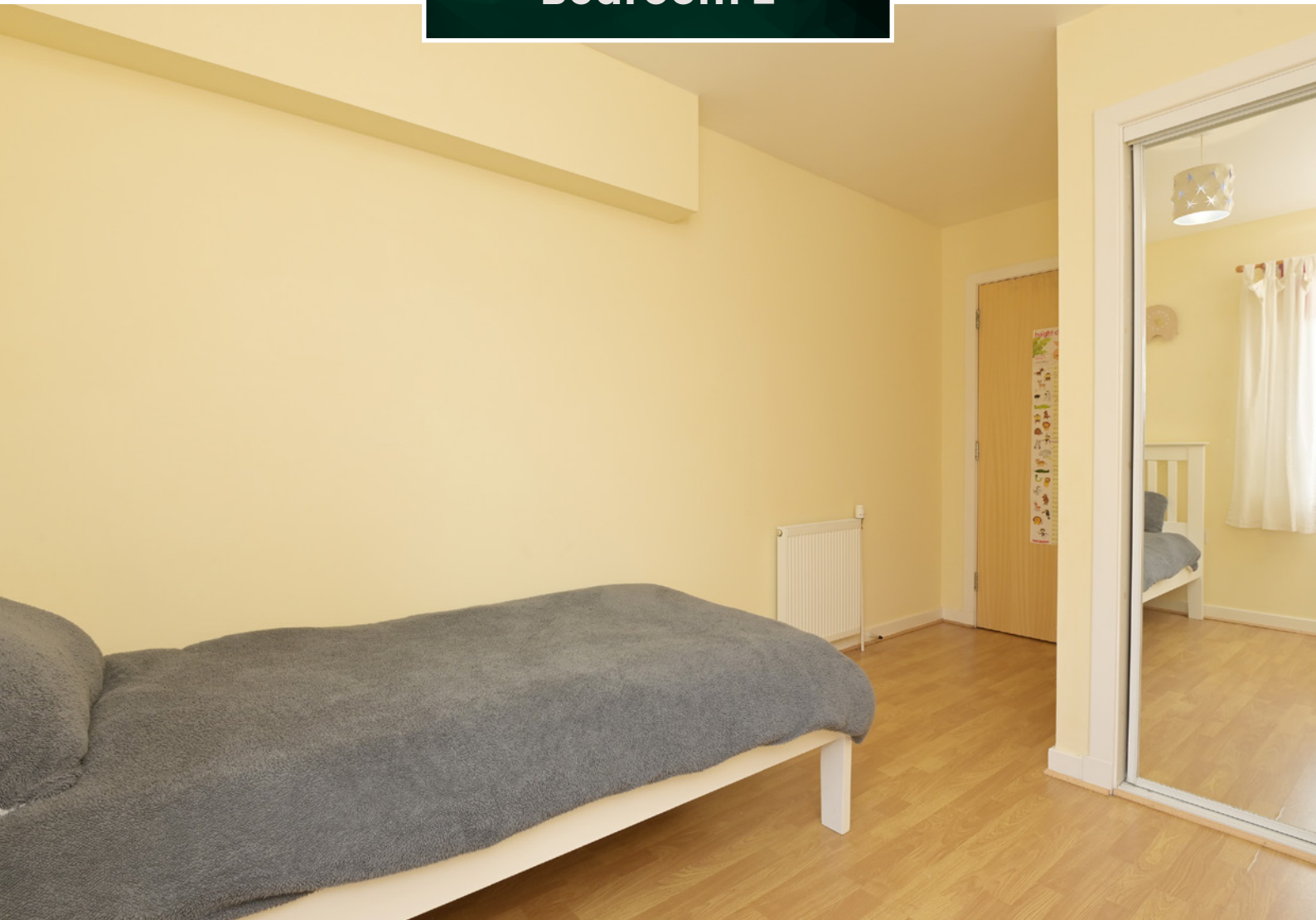


The bedrooms are both well-proportioned doubles and both benefit from built-in wardrobes.





**Bedroom 2**

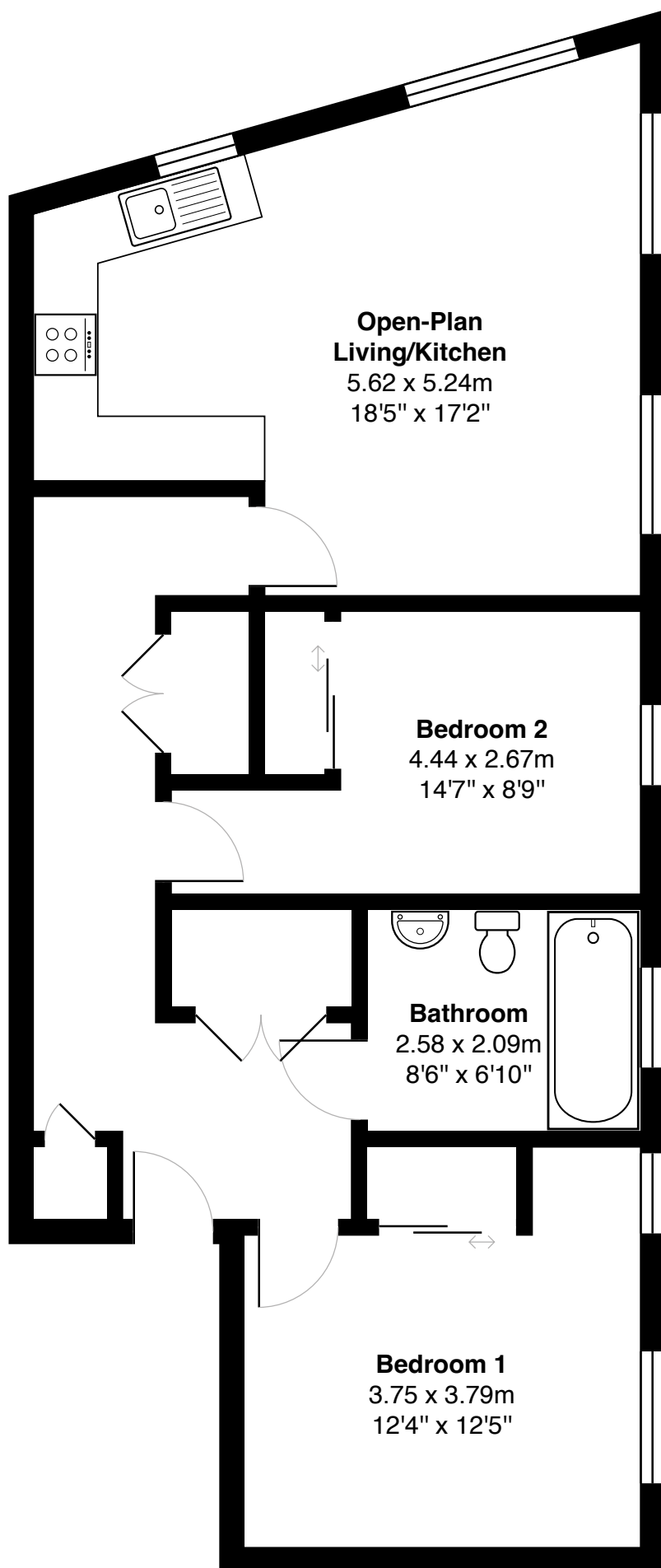






Completing the accommodation is the stylish bathroom with three-piece bathroom suite.





Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>  
EPC Rating: C





In addition to this, the property includes underground parking, modern gas central heating and double-glazed windows, making for a warm and cost-effective home, year-round.







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Granton is a district located in the north of Edinburgh and has some excellent local shopping facilities. There are several parks and green spaces in the area, providing recreational options for residents and visitors alike.

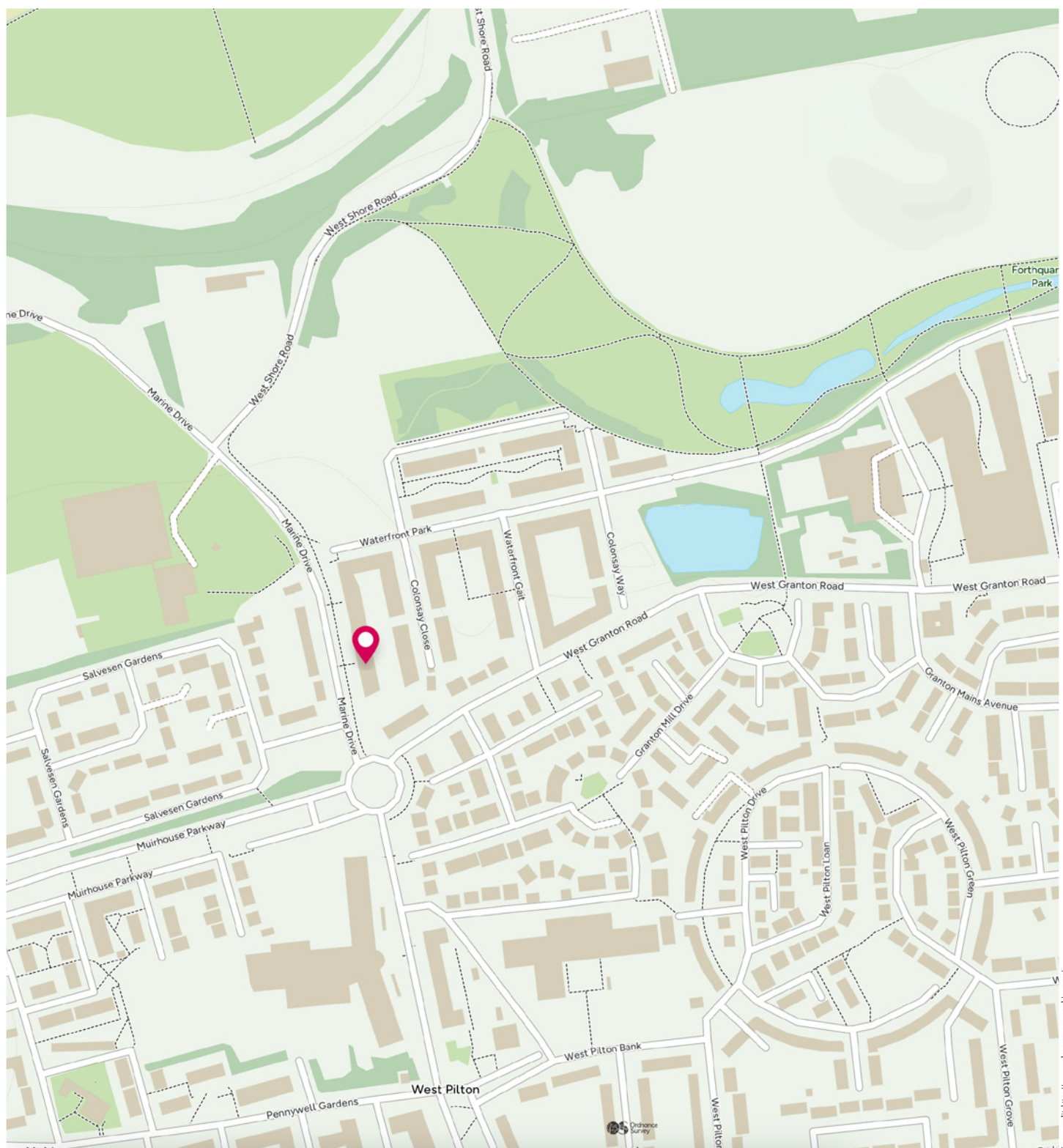
Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away. The development is situated next to Granton Harbour, offering views of the Firth of Forth and opportunities for leisure activities along the promenade. Forthquarter Park provides another pleasant destination for a Sunday afternoon walk.

Edinburgh College and Craigroyston High School are nearby and provide numerous community activities, courses, and evening classes. Ainslie Park Leisure Centre is a short drive away and here you will find a swimming pool, five-a-side football facilities, weights room, sauna, cafeteria, and bar.

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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

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