

# Blair Cadell

SOLICITORS AND ESTATE AGENTS

OFFERS AROUND £139,950



## 6/2 MARINE DRIVE GRANTON EH5 1DF

A very stylish modern ground floor flat that offers spacious and easily maintained accommodation. The property has been modified to give excellent wheelchair access and forms part of a modern development on the north side of the Edinburgh but within a twenty minute bus journey of the city centre. Telford College is close by as are both local primary and secondary schools. Shopping facilities in vicinity include a Morrisons Superstore and a number of specialist shops for day to day requirements. Recreational facilities in the area include walks along the promenade at Cramond, Silverknowes Golf Club and the Ocean Terminal complex is a short car or bus journey away.

[www.blaircadell.com](http://www.blaircadell.com)



## ACCOMMODATION

Hallway with 2 storage cupboards, 1 with charging facilities for wheelchairs

Lovely open plan lounge/kitchen/dining area with French doors leading to a private terrace

All light switches adapted for wheelchair users

2 spacious double bedrooms both with fitted wardrobes

Bathroom that has a corner bath and 2 piece white suite plus an electric shower

Gas central heating and double glazing throughout

Secure underground parking and communal gardens

Management charge approx £51 per month

Viewing by appointment with Blair Cadell 0131 337 1800

Whilst we endeavour to ensure that these particulars are correct, their accuracy is not guaranteed and they do not form part of any contract.



**Blair Cadell**

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### *Property Misdescriptions Act*

*All measurements have been taken using a sonic measuring tape and are therefore only approximate and should not be relied upon. Whilst we endeavour to ensure that these particulars are correct, their accuracy is not guaranteed and they do not form part of any contract.*