



27A Granby Road
Newington, EH16 5NP

deans 
Solicitors & Estate Agents LLP



UPPER FLAT

- Living Room
- Dining Kitchen
- Two Double Bedrooms
- Bathroom
- On-Street Permit Holders Parking
- Double Glazing & GCH
- EPC Rating -C



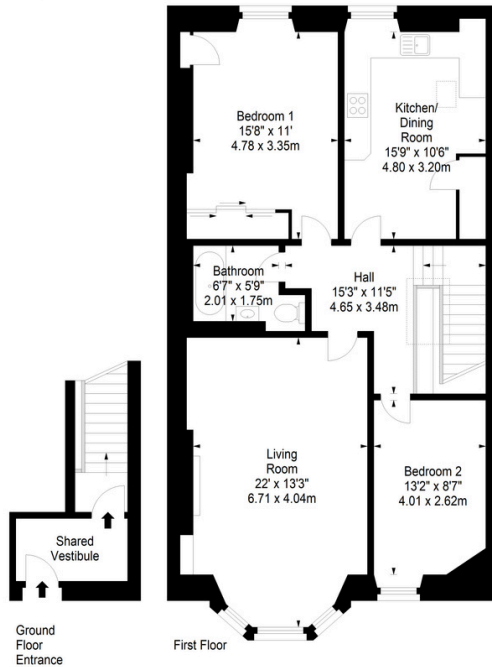
Forming part of a handsome terrace, this generously proportioned stone-built upper flat is situated on one of Edinburgh's most sought-after streets. Located within the highly desirable area of Newington, the property is close to a variety of amenities and within easy reach of Cameron Toll Shopping Centre and Edinburgh Royal Infirmary. An excellent public transport service passes nearby, providing easy access to Edinburgh City Centre. The accommodation, which would make an ideal purchase for a professional couple, comprises: a shared main entrance with one other flat, private staircase leading to a welcoming upper hall, attractive living room with bay window formation, feature fireplace housing a traditional cast-iron living-flame gas fire and original ornate cornice work, spacious dining kitchen, two delightful and well-proportioned double bedrooms, and a modern bathroom with shower over. Further benefits include on-street permit holders parking, gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine, dishwasher, light shades, 2 double sized bed with mattress, 1 sofa, 1 chest drawer and 3 mirrors. All appliances included in the sale are sold as seen with no warranty provided.



Granby Road,
Edinburgh,
Midlothian, EH16 5NP



Approx. Gross Internal Area
1025 Sq Ft - 95.22 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk