

Hamptons

INTERNATIONAL



1112 Franklin Circle NE, Atlanta, GA 30324

3  2 

£390,000

(\$525,000)

Property details



Key features

- **Garage Count: 1 Car Garage**
- **Sewer: Public**
- **Fireplace Count: 1 Fireplace**
- **Cooling: Central A/C**
- **Water: City Water**

Attributes

-  **Garage**
-  **With land**
-  **Garden**

1112 Franklin Circle NE, Atlanta, GA 30324

£390,000
(\$525,000)

3  2 

Description

Welcome to 1112 Franklin Circle in Atlanta, a solid brick ranch tucked along a quiet, friendly street. Step inside and you'll find a large living room with hardwood floors and sunlight streaming through generous windows opening to a separate family room with a beamed cathedral ceiling and fireplace. The layout is classic ranch - three bedrooms + two baths - perfect for everyday living and easy entertaining. Nothing fussy. Nothing overdone. Just comfortable, thoughtful updates where they matter most. The kitchen has been expanded and remodeled, giving you a great view of the patio, and so much more space for entertaining and keeping all your kitchen goodies. Complete with timeless white Shaker-style cabinetry, granite countertops, stainless steel appliances, an electric range with vent hood, and updated lighting that brightens morning coffee and late-night snack runs alike, it opens naturally into the living and dining area so you're never far from the conversation. Fresh paint throughout keeps everything light and clean, while updated bathrooms, including a brand-new hall bath, bring a crisp, modern feel without sacrificing charm. Behind the scenes, the heavy lifting has already been done. A newer roof, less than one-year-old HVAC system, and a new electrical panel offer peace of mind. It's the kind of practical value that may not make headlines, but absolutely makes a difference. Outside, the private yard offers room to garden, toss a ball, or simply unwind after a long day. The garage provides extra storage - bikes, tools, holiday decor - all tucked neatly out of sight. And with no HOA, you'll have the freedom to truly make it your own. Location is where this home quietly shines. You're just minutes from the heart of Emory University and the shops and cafes of Emory Village, with easy access to Virginia-Highland for dinner reservations and weekend strolling. Children's Healthcare of Atlanta, Centers for Disease Control and Prevention, and major employers are close by, along with Brookhaven and convenient access to I-85 and I-285. Need to catch a flight? Hartsfield-Jackson Atlanta International Airport is approximately 30 minutes away. For nature lovers, nearby Lullwater Park offers trails, water views, and a little pocket of calm when you need it most, or, just 1 mile away, Zonolite Park features 1.5 miles of gravel trails through 13 acres. For your little escape within the city, don't miss 1112 Franklin Circle!





























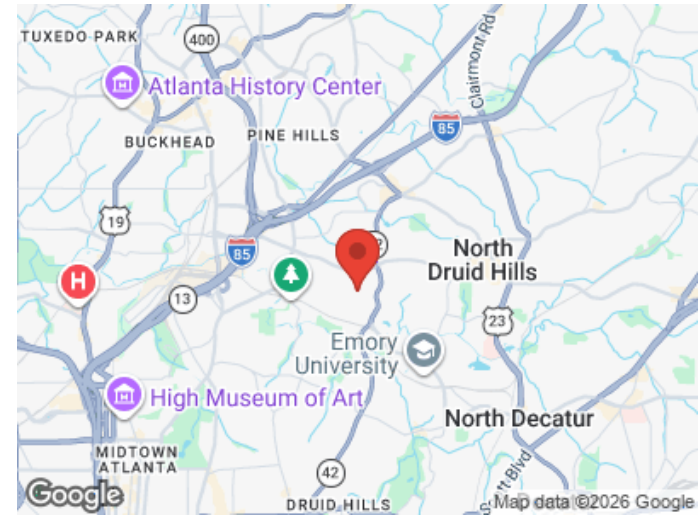
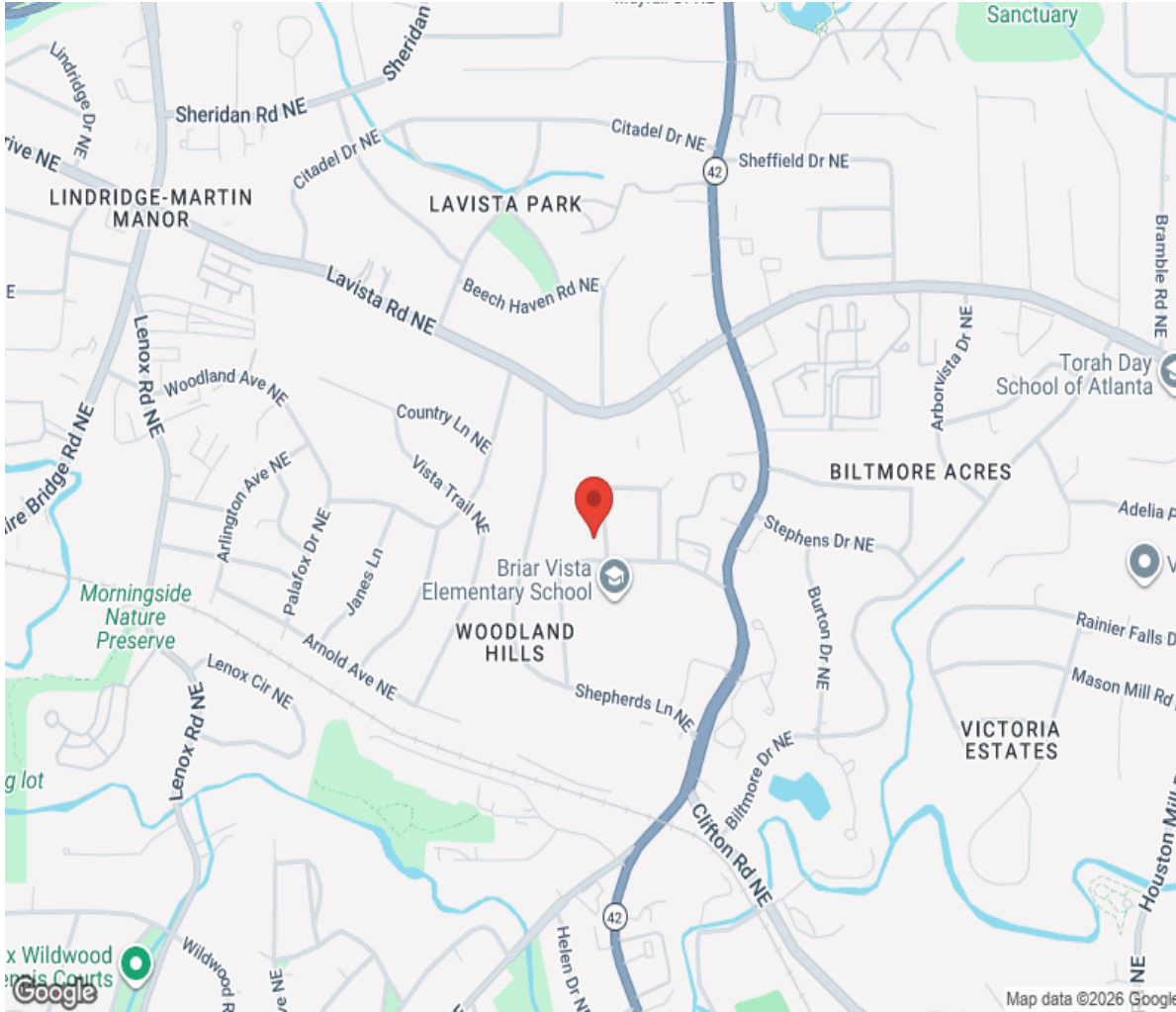








Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com