

**148/3 Lower Granton
Road
Edinburgh EH5 1EY
Offers Over - £195,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods available by separate negotiation
- Two double bedrooms with master featuring en-suite
- Shower room fitted with two-piece suite and mains walk in shower
- Gas central heating and double glazing throughout
- Well kept communal garden
- Undercroft parking

Council Tax Band: D
Tenure: Freehold
Annual Service Charge: £2028
Shared Ownership: No



1



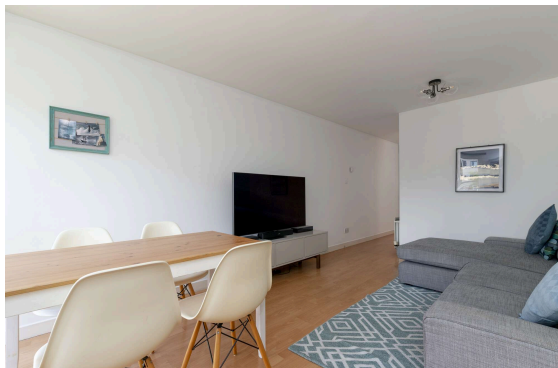
2



2



EPC C



Flat

Blair Cadell are delighted to bring to market this lovely second-floor flat, set back from the main road on the shoreline between Granton and Newhaven harbours. With a fantastic range of local amenities and swift access to the city centre, the property would make an ideal first-time purchase or buy-to-let investment.

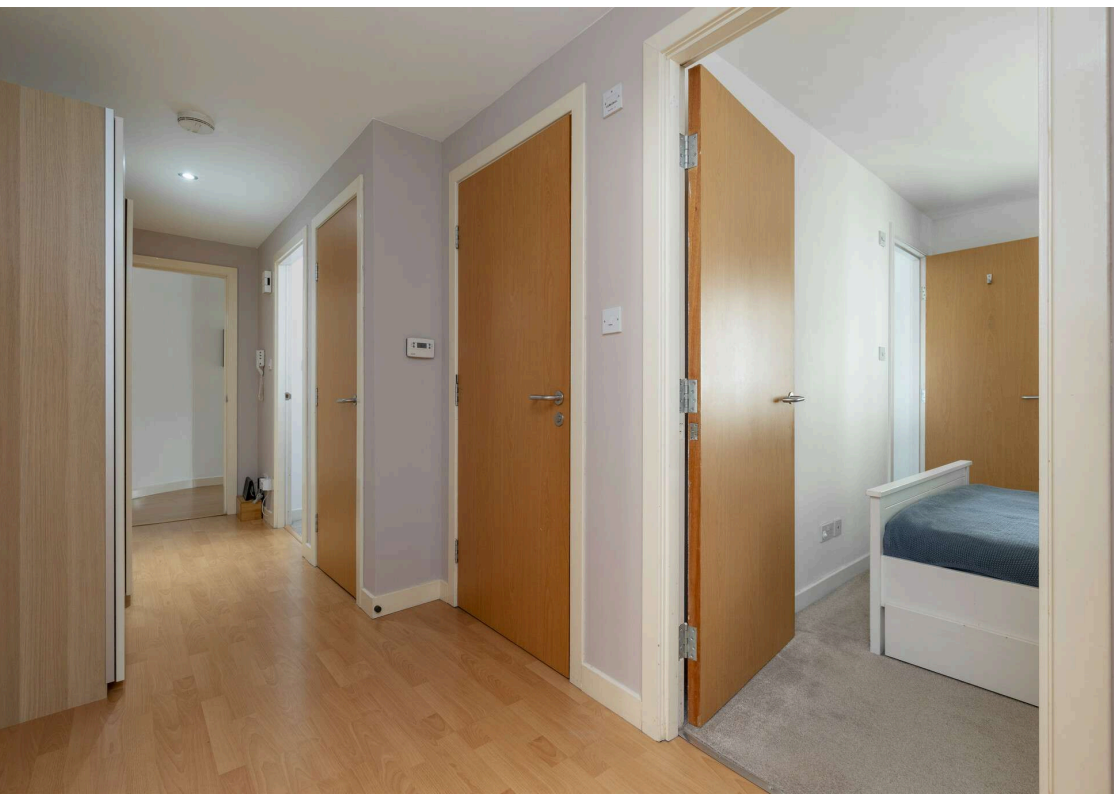
The accommodation comprises a spacious living/dining room with full-length windows overlooking the communal gardens, creating an inviting setting for hosting friends and family. The kitchen is fitted with a range of floor and wall-mounted units, a gas hob, electric oven, and white goods, which are available by separate negotiation. There are two double bedrooms, with the master benefiting from an en-suite fitted with a two-piece suite and a mains walk-in shower featuring a generous rainwater shower head. A separate shower room also offers a two-piece suite and mains walk-in shower. The hallway includes a useful storage cupboard ideal for coats, boots, and everyday essentials. The property further benefits from gas central heating and double glazing throughout, ensuring maximum energy efficiency. Externally, residents enjoy access to well-maintained communal gardens and undercroft parking.

Please note: the property is factored by Hacking and Paterson with a monthly fee of approximately £169 covering buildings insurance and maintenance.

The flat is located to the north of Edinburgh's city centre. Some of the best local fish and chip shops and restaurants can be found at nearby Newhaven Harbour, just a fifteen-minute walk along the seafront. Additional amenities include a variety of shops, bars and cafés, a 24-hour Asda supermarket and well-regarded schools such as Wardie Primary and Trinity Academy. Ocean Terminal is also close by, offering a selection of high-street shops and a multi-screen cinema. The fashionable Shore area of Leith, with its retro cafés, gastro-pubs and award-winning restaurants, is a short bus ride away. Local leisure and recreational facilities include the open spaces of Victoria Park and Newhaven Harbour. Alien Rock indoor climbing centre and David Lloyd fitness club are just around the corner. An efficient bus network operates across the city, including direct services to the airport, and the recently opened Newhaven tram terminus is nearby. For cyclists, National Cycle Route 13 can be accessed directly in front of the property, offering a pleasant off-road route along Trinity Path into the city centre in around 20 minutes.

Viewing by appointment on 0131 337 1800

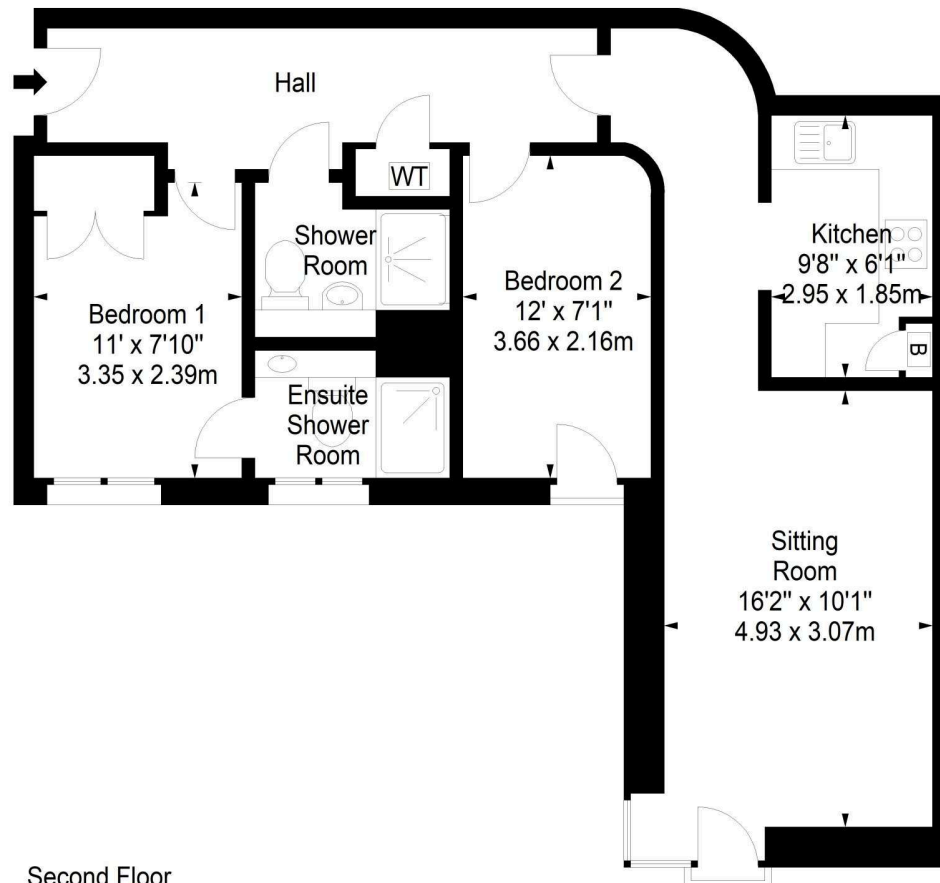
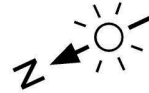




Lower Granton Road,
Edinburgh,
Midlothian, EH5 1EY



Approx. Gross Internal Area
673 Sq Ft - 62.52 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Second Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



rightmove

OnTheMarket

BlairCadell
solicitors + estate agents