



151/2 Lower Granton Road
Granton
Edinburgh
EH5 1EY



IMMS

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Stylish and spacious, two-bedroom, second-floor flat forming part of a modern harbour-front development located in the popular residential district of Granton, north of Edinburgh City Centre.

Granton lies approximately three miles north of the City Centre, and lies within easy reach of the fashionable Shore area and Ocean Terminal, providing varied facilities including a cinema, high-street shops, and a range of popular restaurants. Within a couple of miles there are a number of supermarkets, restaurants and bars. There are frequent public transport links from West Granton Road and Waterfront Avenue and the recently opened tram line gives quick access to and from the City Centre and airport.



The property lies close to the charming waterfront path and causeway leading towards Cramond Island, an ideal route for joggers, dog walkers, and families. The area is home to Edinburgh College, and also offers well-regarded local schooling.

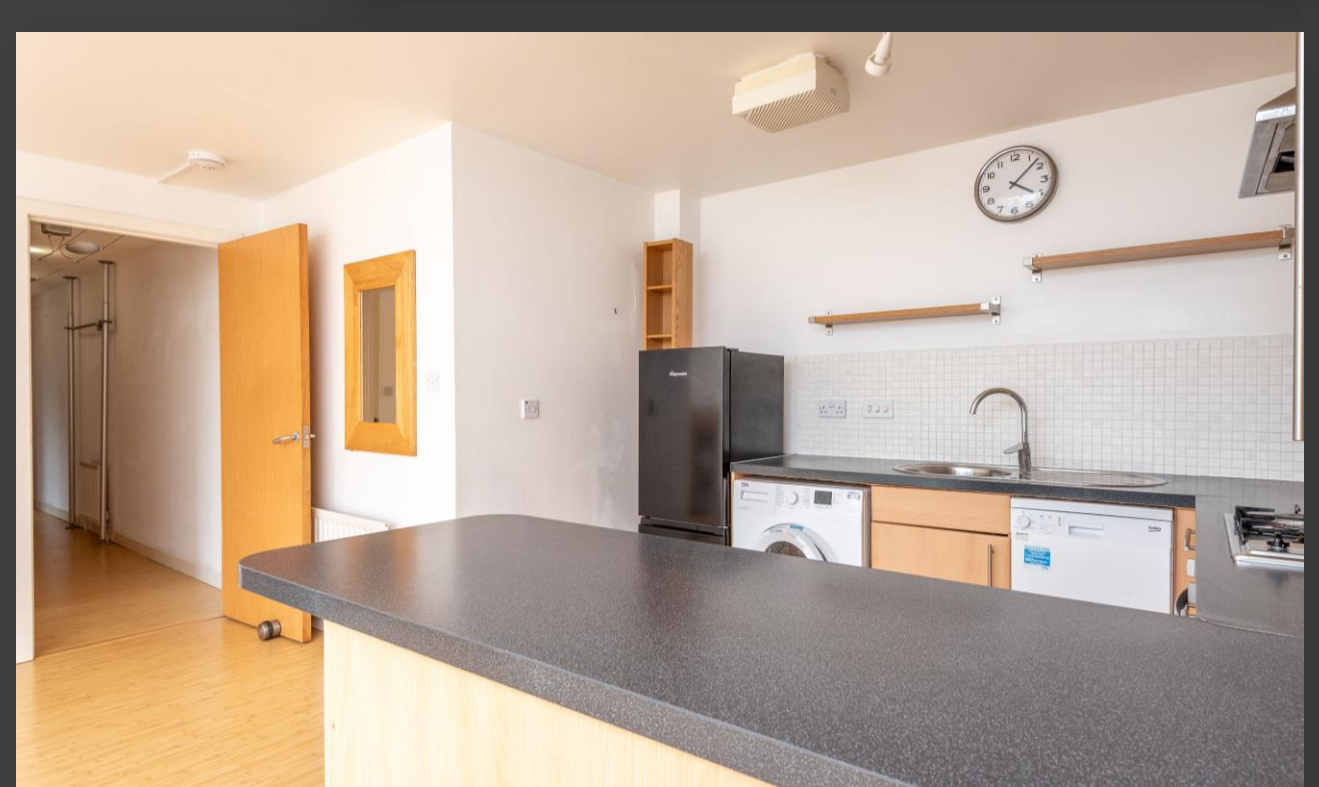
Internally the property is in good decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. There is a secure entry system, landscaped and maintained communal grounds, and a secure, residents' underground car park.

PROPERTY DETAILS

- Entrance Hallway with built in double cupboard with sliding doors and additional cupboard.
- Living / Dining Room with windows and French door to Juliet balcony. Feature fireplace with wooden surround and electric fire. Ample space for lounge furniture and dining table and chairs. Wood-effect laminate flooring. TV and telephone points.
- Open plan to fitted Kitchen with matching wall and base units. Integrated gas hob, oven and chimney style hood. Stone-effect worktops with stainless steel sink and mosaic tiled splashback. The fridge/freezer, washing machine and dishwasher are included in the sale.
- Master Bedroom with built in cupboard. En-suite Shower Room with two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower.
- Further Double Bedroom with two built in cupboards.
- Family Bathroom with white three-piece suite comprising bath with tap mixer shower above and shower screen, wash hand basin and WC.



Viewing by appointment, telephone Agents on 0131 524 3800









EXTERNAL

The property is set in well maintained communal grounds.

Secure resident's underground car park.

- Energy Efficiency Rating - B
- Council Tax Band - D



SECOND FLOOR

151/2 LOWER GRANTON ROAD, EDINBURGH, EH5 3RX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 841 SQ FT / 78 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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