





Offers Over

**£299,000**

## 150A Lower Granton Road

Granton | Edinburgh | EH5 1EY

A fantastic opportunity has arisen to acquire this impressive four bedroom duplex apartment pleasantly positioned within a modern waterfront development in the popular Granton district. Offering main door access while being situated close to excellent amenities and commuting links, the property is well-suited to a variety of buyers including professionals and families. Viewing suggested.

-  4 beds
-  1 public
-  2 bathroom
-  Unallocated parking space
-  EPC Band - C
-  Council Tax Band - E



## Description

Internally, the property is offered to market in move-in condition while briefly comprising of:

Ground Floor; welcoming entrance vestibule, hallway a useful understairs storage cupboard, two sizeable double bedrooms with room for freestanding furniture whilst one offers integrated storage provisions, and a stylish fully-tiled shower room with a rainfall shower and heated towel rail.

First Floor; landing with another handy storage cupboard, bright and airy lounge/diner with a Juliet balcony and lovely open views over Granton Harbour and the Firth of Forth, fully-fitted kitchen with a range of integrated and freestanding white goods and tiling in splash areas, generous principal double bedroom with integrated wardrobe space, fully-tiled ensuite shower room with a heated towel rail, and another good sized double bedroom with fitted wardrobes.

Further benefits include gas central heating and double glazing throughout.

Factor fees are payable of approximately £330 per quarter.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge-freezer, washing machine and dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Parking

For the car owner, there is an unallocated parking space within the secure private garage as well as ample on-street parking to accommodate visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.







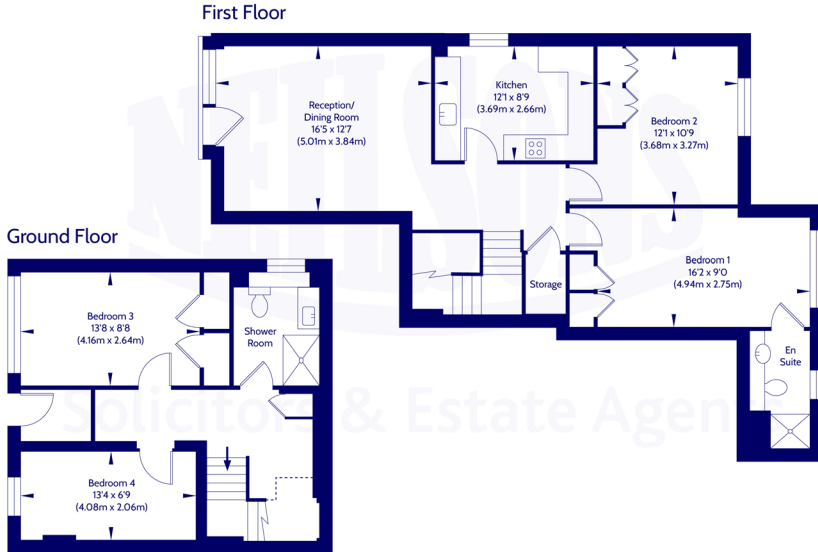
## Location

The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, with more extensive amenities found in neighboring Leith and Inverleith. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of high street stores as well as a multi-screen cinema and a Pure Gym. Granton is well served by a frequent bus service and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.





Approx. Gross Internal Floor Area 116.32 Sq M / 1252 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

