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Offers Over

£149,995

13/7 Lower Granton Road

Trinity | Edinburgh | EH5 3RU

A fantastic opportunity has arisen to purchase this superb first floor flat forming part of a traditional tenement, boasting stunning uninterrupted views across the Firth of Forth, situated within the ever-popular district of Trinity. Ideally suited for first time buyers, the property has been attractively upgraded and is in move-in condition.

-  1 bedroom
-  1 reception room
-  1 shower room
-  Communal garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - A



Description

In brief the accommodation comprises: secure entry system, welcoming entrance hallway, generously proportioned and bright lounge/dining offering open views and open plan to the recently installed modern fitted kitchen with integrated oven, hob, cooker hood and dishwasher, separate utility room with plumbing and space for a washing machine and drier, light and airy double bedroom also enjoying the superb view with generous wardrobes included, contemporary shower room with dual head shower and wash hand basin with vanity storage and separate WC with white suite. Further benefits include gas central heating, newly installed in October '24, and double glazing (with the exception of the utility room).



Extras

All window blinds and light fittings will be included in the sale together with the integrated oven/hob, integrated dishwasher and the freestanding fridge freezer. The wardrobes and double chest of drawers in the bedroom are also included. The bedroom and living room area light fittings are dimmable.

Gardens and Parking

There is a well maintained communal garden to the rear together with unrestricted on-street parking available to the front.

Viewing

By appointment through Neilsons 0131 625 2222.



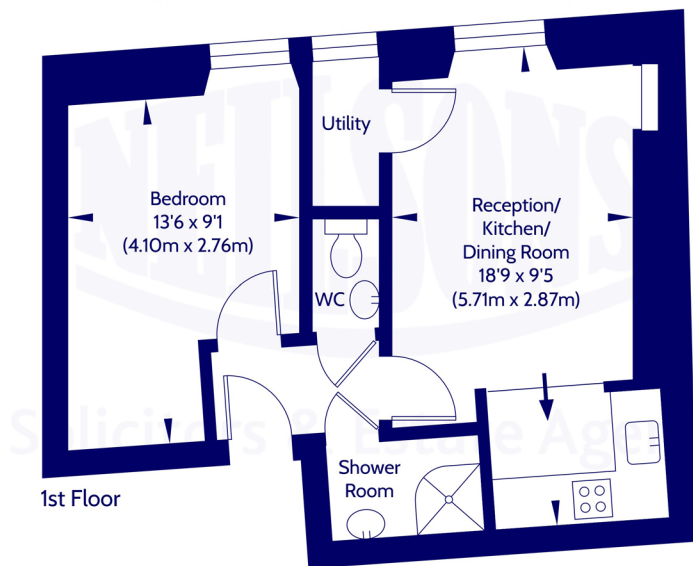


Location

The property is in the popular Trinity 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 the area itself, with more extensive amenities found in neighboring Leith and Newhaven. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of stores as well as a multi-screen cinema and a Pure Gym. The area is well served by a frequent bus service, the tram network is a short walk away and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.



Approx. Gross Internal Floor Area 34 Sq M / 368 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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