



3/20 Lochinvar Drive
TRINITY | EDINBURGH | EH5 1GJ


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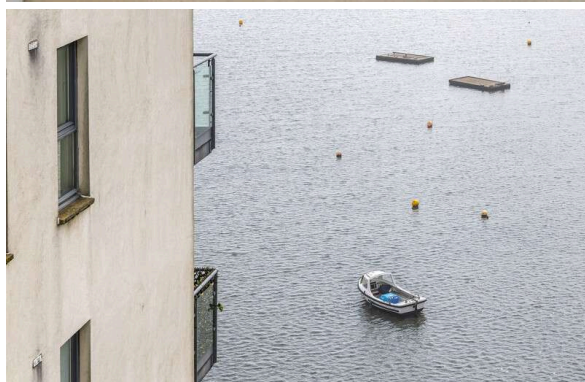
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Beautifully presented, top floor apartment with two bedrooms forming part of an exclusive modern, development, located in the sought-after Granton area, just a short bus ride from the city centre with stunning views over the Firth of Forth. This lovely apartment offers very well-proportioned and planned accommodation, finished to a high standard, representing an ideal home for a professional couple, first time buyer or investor alike. The bright and spacious living room is particularly spacious with views over the forth and has ample dining space. The modern fitted kitchen currently comprises washing machine, fridge/freezer, oven, electric hob and fan and dishwasher. The bedrooms are both well proportioned with built in storage and the master bedroom benefiting from a convenient ensuite/shower room. Completing the accommodation is the bathroom with shower and separate bath. The property benefits from electric heating, double glazing, a lift and an allocated parking space.

- Entrance hall with storage cupboards
- Spacious living room
- Excellent views of the Firth of Forth
- Modern fitted kitchen
- Main bedroom with en-suite shower room
- Further double bedroom
- Bathroom
- Electric heating and Double glazing
- Allocated parking space

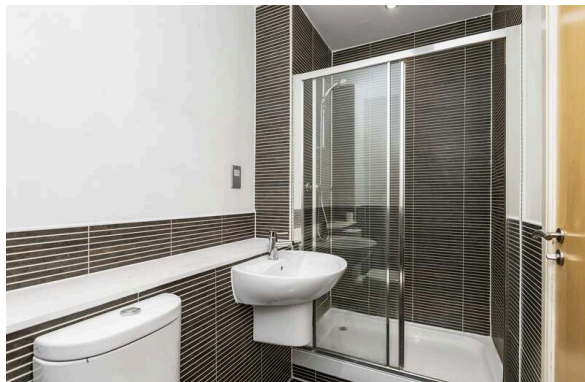
All blinds, carpets, fixtures and fittings and kitchen appliances will be included in the sale. EPC Rating C.

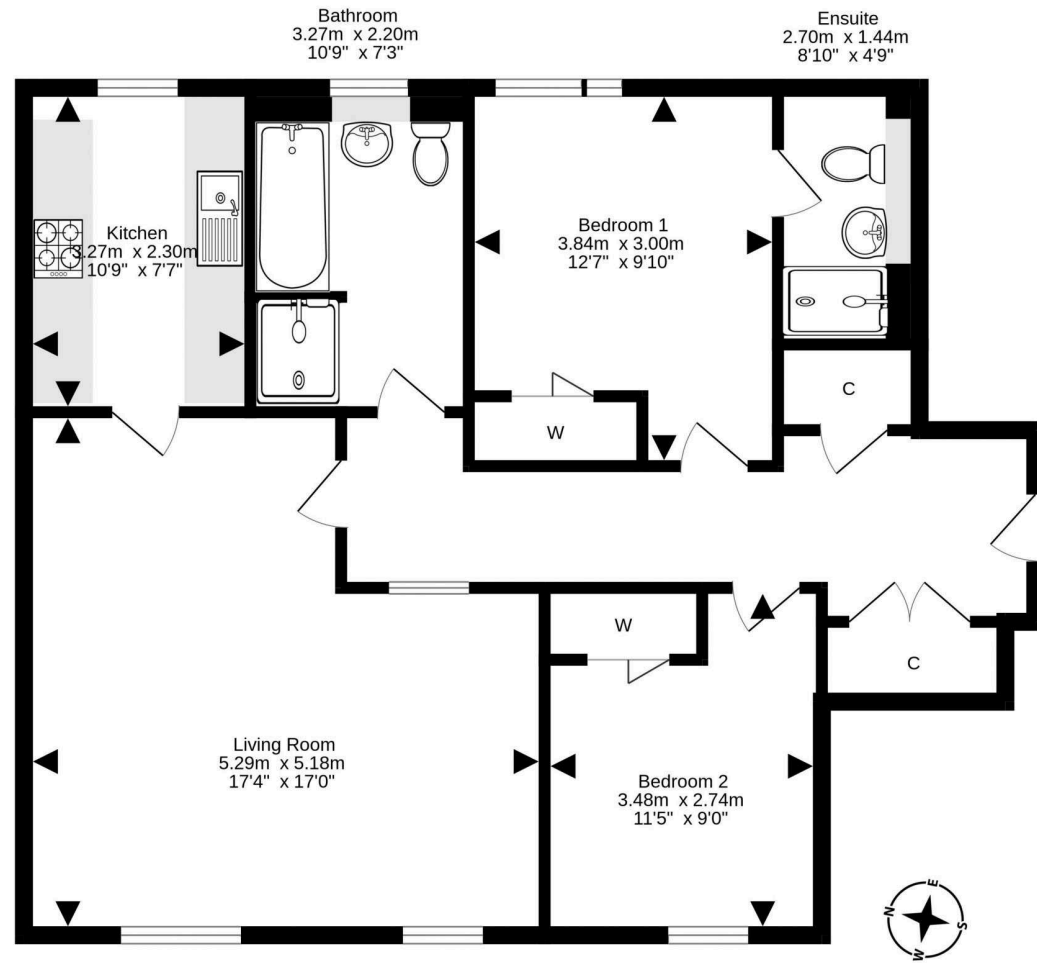


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Granton, in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour. Shopping is well catered for locally and there is a 24-hour ASDA at Newhaven, a Sainsbury at Craighleith and Morrisons off the Ferry Road. More extensive facilities can be found at Ocean Terminal or Davidsons Mains. Leisure facilities nearby include a choice of golf courses, the David Lloyd Health Club and Ainslie Park Leisure Centre. There is also cycle path access to most of Edinburgh including a waterfront cycle to Cramond, where there is a lovely beach. Both Inverleith Park and the Royal Botanical Gardens are both within easy reach. Schooling is available from nursery to senior level and Edinburgh College is close by. A regular bus service operates to the City Centre and surrounding areas and there is quick access to the Forth Road Bridge and City Bypass.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024

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