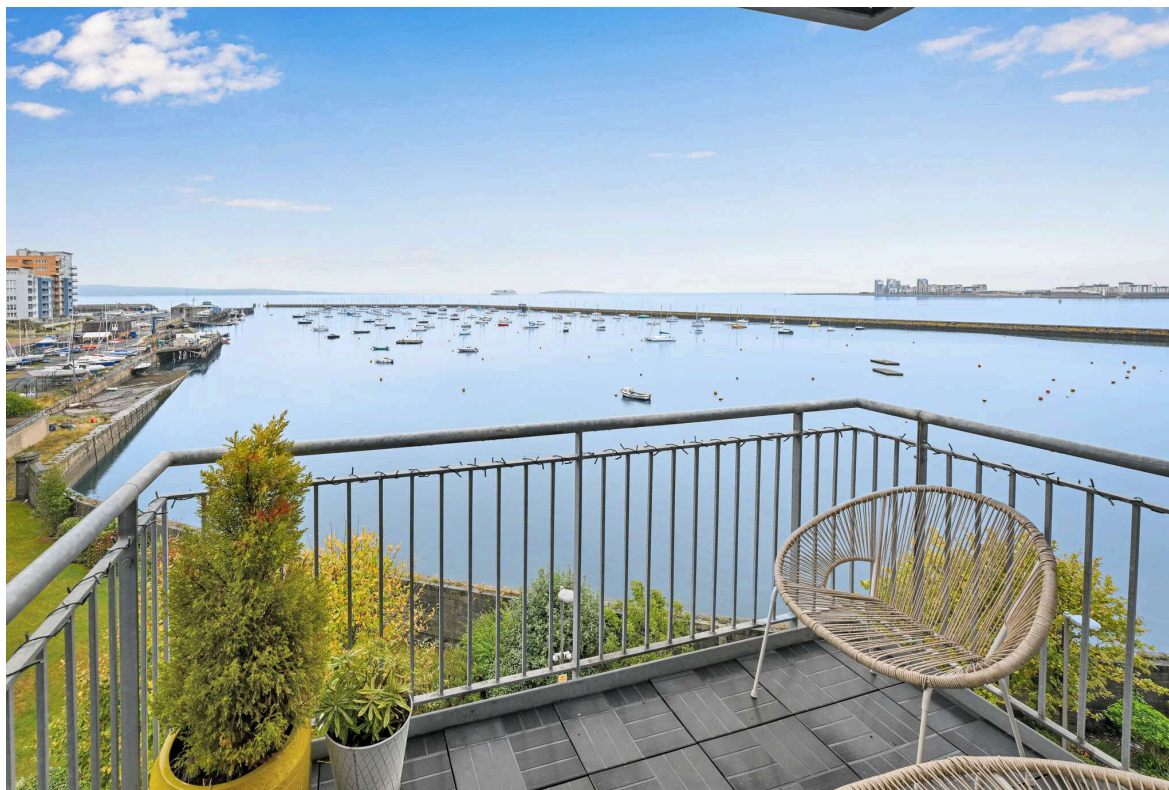




172/11 Lower Granton Road
GRANTON | EDINBURGH | EH5 1GL



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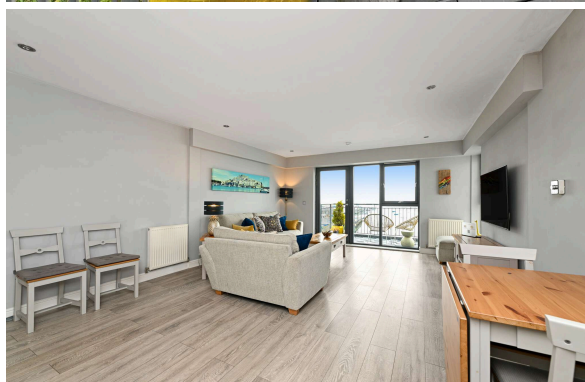
Boasting stunning panoramic sea views over Granton harbour this two-bedroom, fourth floor apartment with private balcony and undercover allocated parking space is moments from excellent local amenities and quick transport links to the City Centre. Nestled in a well-maintained modern landscaped development with secure residents parking, this impressive home is offered to the market in excellent decorative order and provides comfortable and light filled living space representing an ideal purchase for an individual or couple. Early viewing is highly recommended!

The property comprises bright and spacious kitchen/living space with a balcony that has stunning views over the harbour and over to Fife. The fully fitted kitchen currently comprises an induction hob, oven and fan, dishwasher, built in microwave and has a dining area. There are two well-proportioned bedrooms both with built in storage and sea views and the master benefitting from a Juliet balcony and an en-suite shower room with double waterfall shower and a heated towel rail. Completing the accommodation is a further bathroom with shower over the bath and a heated towel rail.

- Welcoming reception hall with storage
- Superb Kitchen/living room with patio door opening onto private balcony which provides stunning views over Granton Harbour and The Royal Forth Yacht Club, perfect spot to enjoy a morning coffee or evening glass of wine
- Well-appointed fully fitted kitchen which comes with a full complement of integrated appliances
- Master bedroom with fitted wardrobes, en-suite shower room and Juliet balcony
- Further bedroom with fitted wardrobes
- Principal bathroom comprising a stylish white suite and shower over bath
- Double glazing
- Secure entry system and lift access
- Secure allocated parking space

Energy Rating C, Council Tax Band D.

Fees payable to factor Myreside, approx. £250-400 per quarter dependant on repairs, and £300 deposit.

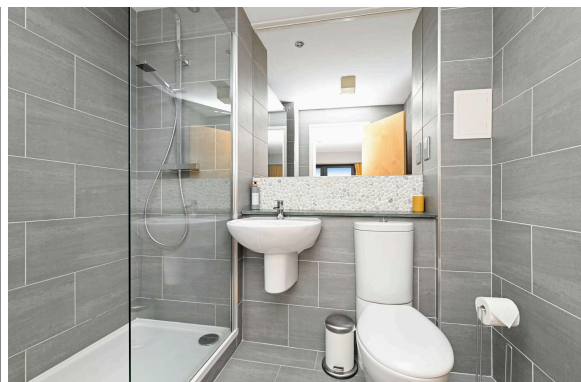


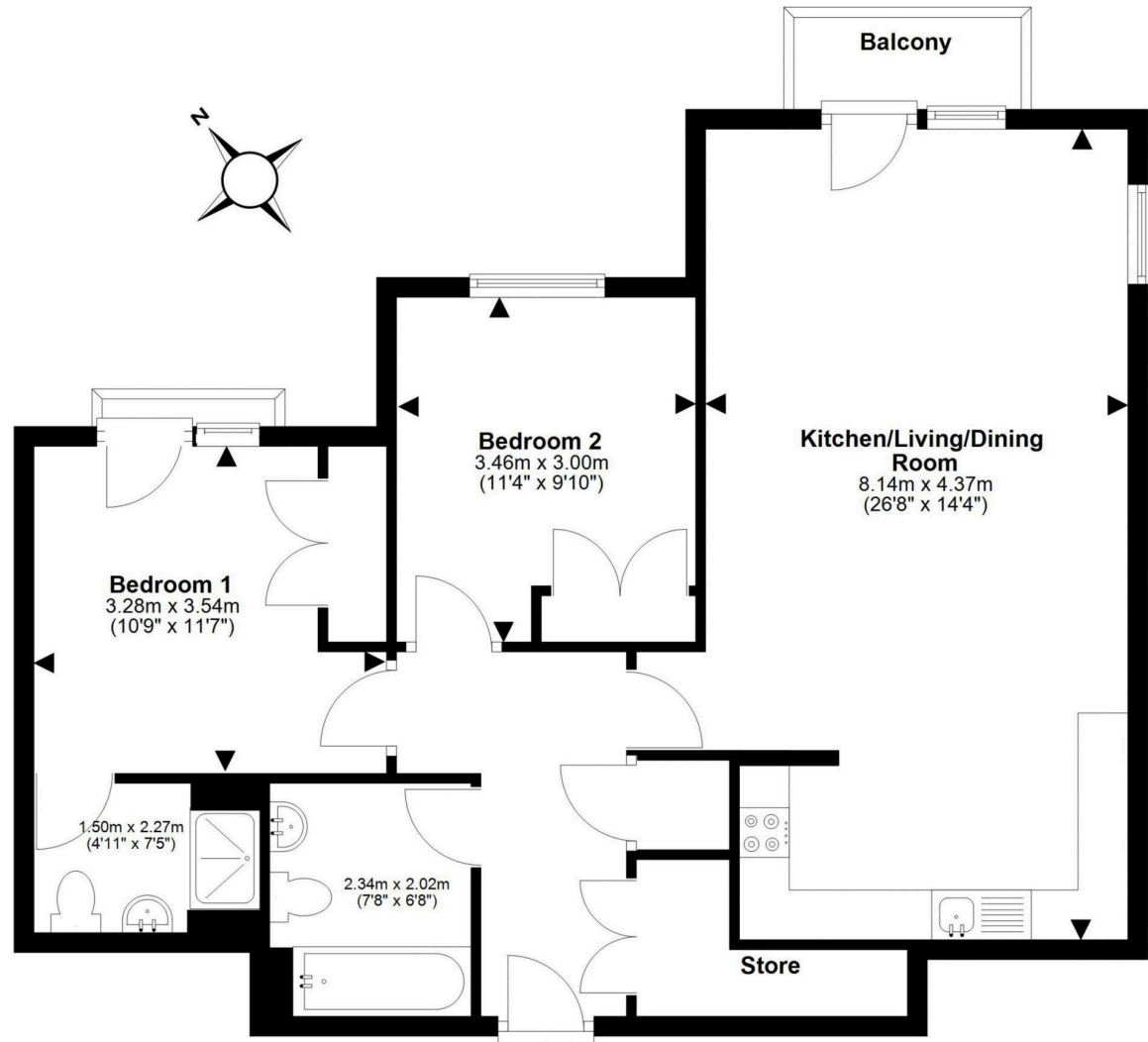
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings and integrated appliances will be included in the sale while the items of furniture and soft furnishings can be available with separate negotiation.

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 Craigleith 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.