

COULTERS[©]

35 (FLAT 1) LOWER GRANTON ROAD

TRINITY, EDINBURGH, EH5 3RS

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Flat 1, 35 Lower Granton Road is an immaculately presented 2 bedroom ground floor flat. Sea views can be enjoyed from the kitchen/dining/living room window.

The property has recently been refurbished throughout with a stylish new kitchen and bathroom and a new central heating system.

KEY FEATURES



Extremely stylish and immaculately presented ground floor flat.



Two bedrooms and contemporary bathroom.



South facing, well-maintained shared rear garden.



Unrestricted on-street parking.

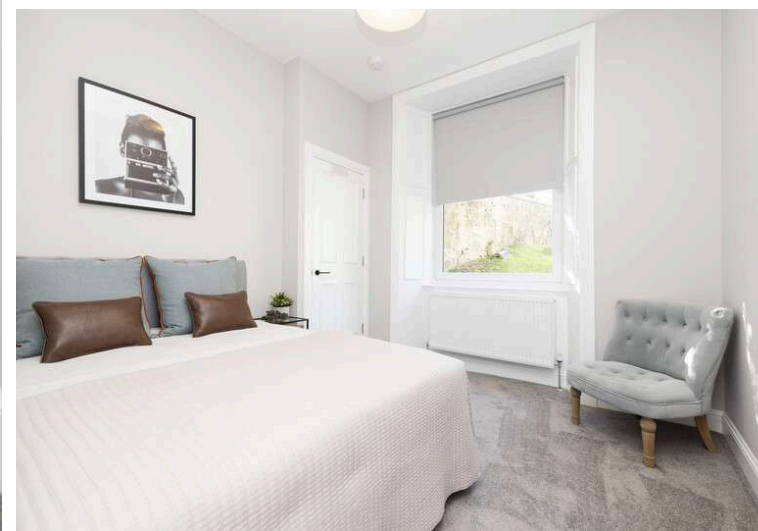


Fully refurbished throughout to a high standard.



Excellent local amenities at nearby Newhaven Harbour.





The property is situated in a highly convenient location, on the northern edge of Trinity, with the amenities of Newhaven and Leith within easy reach. The tram can be reached in a 15 minute walk and there is a cycle way running along the coast.

The flat is accessed via a shared entrance with door entry phone system. The accommodation comprises - entrance hall with utility cupboard and further storage cupboard; open plan kitchen/dining/living room with contemporary kitchen and breakfast bar and views of the sea; double bedroom 1 and bedroom 2 quietly situated to the rear of the building, overlooking the rear garden; and spacious bathroom with rainfall shower over the bath.





THE LOCAL AREA

The flat is situated close to some of the City's finest open spaces from Newhaven's picturesque harbour and lighthouse to the scenic Starbank Park. David Lloyd Health Club with its state-of-the-art gym, indoor and outdoor swimming pools, tennis courts, and spa is located at Newhaven.

Fashionable drinking spots and eateries with spectacular views are within a short stroll at Newhaven Harbour where there is also a large Asda supermarket. Ocean Terminal houses a multi-plex VUE Cinema, PUREGym, and many well-known restaurants and stores. Regular bus services provide a quick route to the City Centre and the tram line can also be reached in under 15 minutes walk.

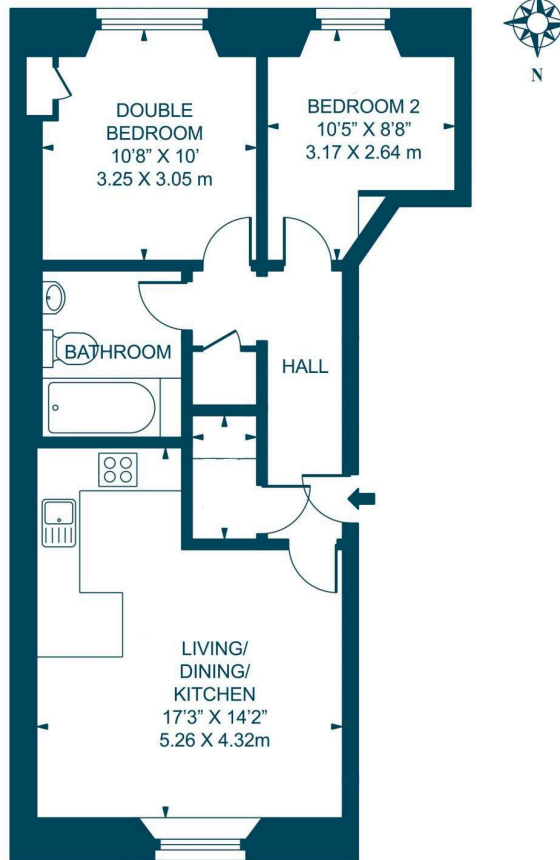
EXTRAS

All fitted flooring, blinds and light fittings are included in the sale price as are the integrated kitchen appliances.

Heating and hot water are provided by a newly installed gas central heating system and double glazing is fitted throughout. The flat also has a burglar alarm system.



GROUND FLOOR



35/1 LOWER GRANTON ROAD, EDINBURGH, EH45
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 552 SQFT / 51.28 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.