

COULTERS[©]

133 LOWER GRANTON ROAD

EDINBURGH, EH5 1EX

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the picturesque seafront location of Lower Granton Road, this newly renovated and extended 'C' Listed mid-terrace Fisherman's cottage offers a delightful mix of traditional charm and modern living. This charming cottage, with its serene setting and well-designed living spaces, is ideal for anyone seeking a coastal retreat with easy access to Edinburgh's vibrant city life.

The property features a bright and spacious living room to the front of the property that leads through to a stylish, modern kitchen with a range of wall and floor mounted cabinets. From the kitchen, you'll find direct access to the south-facing rear garden.

KEY FEATURES



Beautifully presented 'C' Listed mid-terrace Fisherman's cottage.



Large south-facing private rear garden with exceptional seaviews.



Seafront setting.



EPC Rating - C



Two double bedrooms, one with office space.



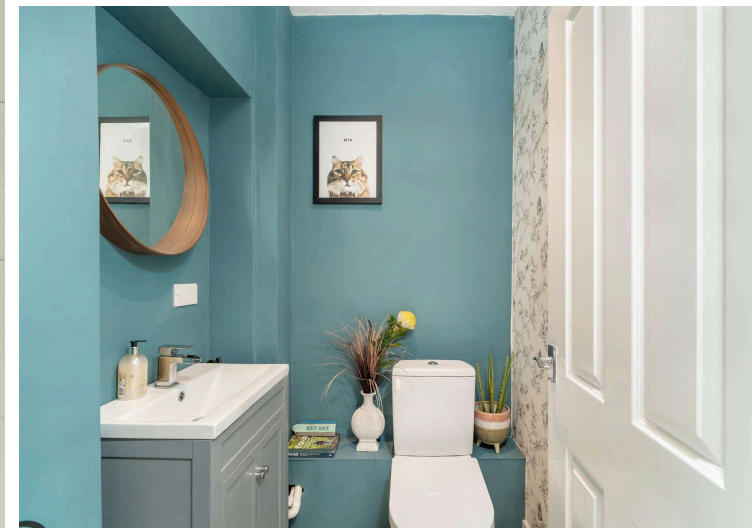
On street parking.



Newly renovated throughout.



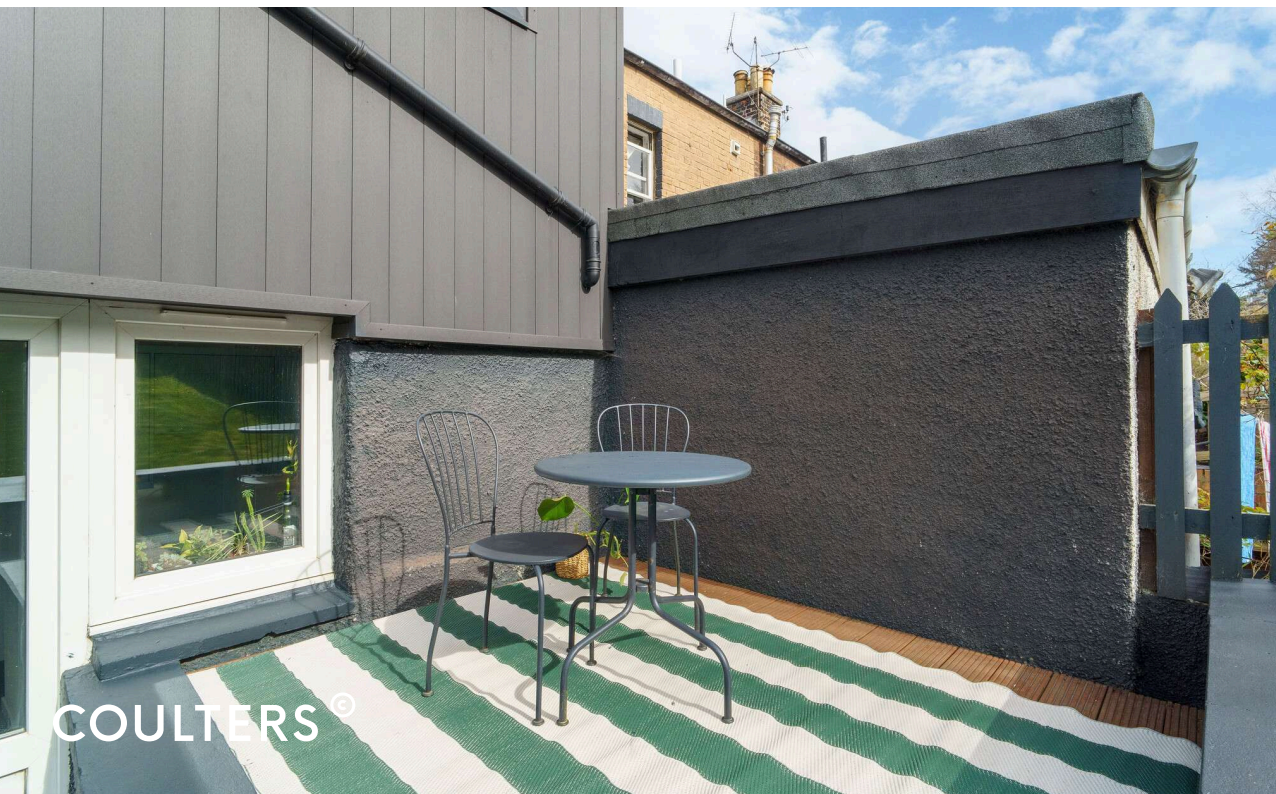
Council Tax Band - B



Upstairs, the property boasts two spacious double bedrooms, one with a dedicated office space and the other with a built in wardrobe for ample storage, providing flexible living options and the recently renovated stylish bathroom which hosts a standalone bath and separate walk-in shower.

The peaceful and private rear garden is over two levels. The top level is an excellent space for relaxation while looking over The Forth of Firth whilst the lower level is fantastic for enjoying some alfresco dining on the decking area. The property also benefits from double glazing throughout, on-street parking and has excellent local amenities and transport links.





THE LOCAL AREA

The well-established residential area of Trinity is popular with families and professionals alike thanks to its excellent local amenities. The Royal Botanic Garden of Edinburgh is nearby whilst green open spaces closer to the property include the cycle path network, Starbank Park, Lomond Park and Victoria Park. Ainslie Park leisure centre is also nearby. For day-to-day essentials, Trinity boasts a number of shops, bars, café's and restaurants nearby on both Granton Road and at Goldenacre, all of which are supplemented by a large Morrison's supermarket on Ferry Road. Craigleith Retail park with supermarkets and shops including Sainsbury's, M&S, Lidl, Boots, Starbucks, Costa, Homebase and many more is a short car journey away.

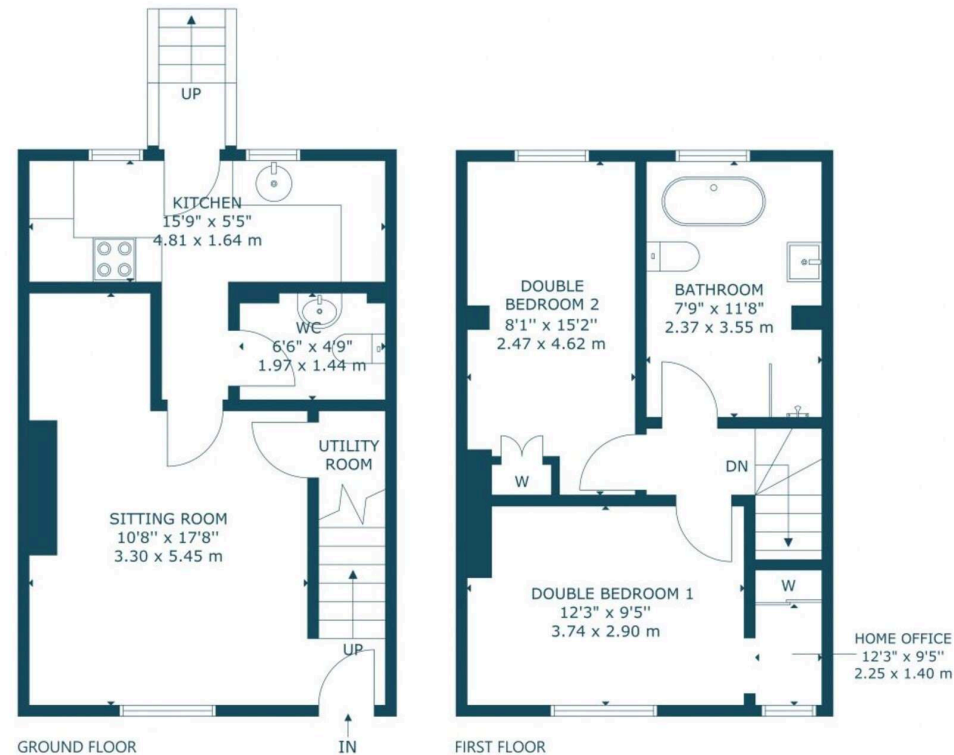
Neighbouring Inverleith is home to a vibrant blend of independent shops and local retailers, while nearby Ocean Terminal offers high street stores, a 24-hour gym, a cinema complex and a choice of restaurants. Newhaven Harbour also has a David Lloyd gym and restaurants. The area enjoys fantastic public transport links into the city centre, and offers swift and easy access to the Queensferry Crossing, Edinburgh International Airport, and the M8/M9 motorway network. The flat is in the catchment area for Wardie Primary, Holy Cross RC Primary, Trinity Academy and St Thomas of Aquin's schools. Edinburgh Academy and Fettes College private schools are also close by.

EXTRAS

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

HOME REPORT VALUATION: £400,000





133 LOWER GRANTON ROAD, TRINITY, EDINBURGH, EH5 1EX
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 818 SQ FT / 76 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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0131 603 7333



enquiries@coultersproperty.co.uk

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.