

171 (flat 1) Lower Granton Road, Trinity, Edinburgh, EH5 1GL





### Description

A fantastic opportunity has arisen to acquire this impressive and beautifully presented first floor apartment, forming part of a sought-after striking development boasting views over Granton Harbour. This outstanding home has been finished to a high specification throughout with ultra-modern interior, deluxe fixtures and crisp, neutral walls. Well positioned close to excellent amenities, transport links and walking distance to Wardie Primary School, the property will appeal to a multitude of buyers including couples, professionals and families.

- Welcoming central reception hallway with extensive storage
- Fabulous open south-west facing living/dining room offering ample room for relaxing and dining providing a very sociable space and open plan to a well-equipped ultramodern kitchen
- Three good sized double bedrooms, all benefitting from fitted wardrobes and the master coming with an en-suite shower room
- Principal bathroom complete with a stylish white three piece suite having a shower attachment
- Wet electric central heating and double glazing ensures comfortable and ambient living environment
- Secure entry system and lift access
- Private allocated parking space

### Factor

The development is factored by Myreside Management for approx. £100 per month according to the vendor. This includes maintenance of communal areas and block buildings insurance.

### Extras

The curtains, oven, hob, cooker hood, dishwasher and fridge/freezer are included.





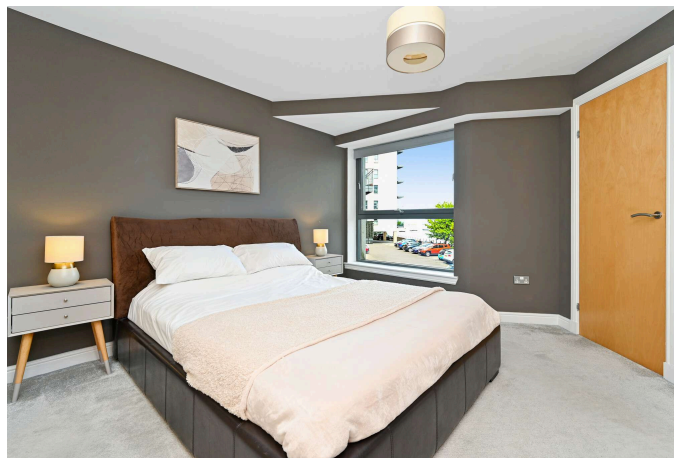
### Location

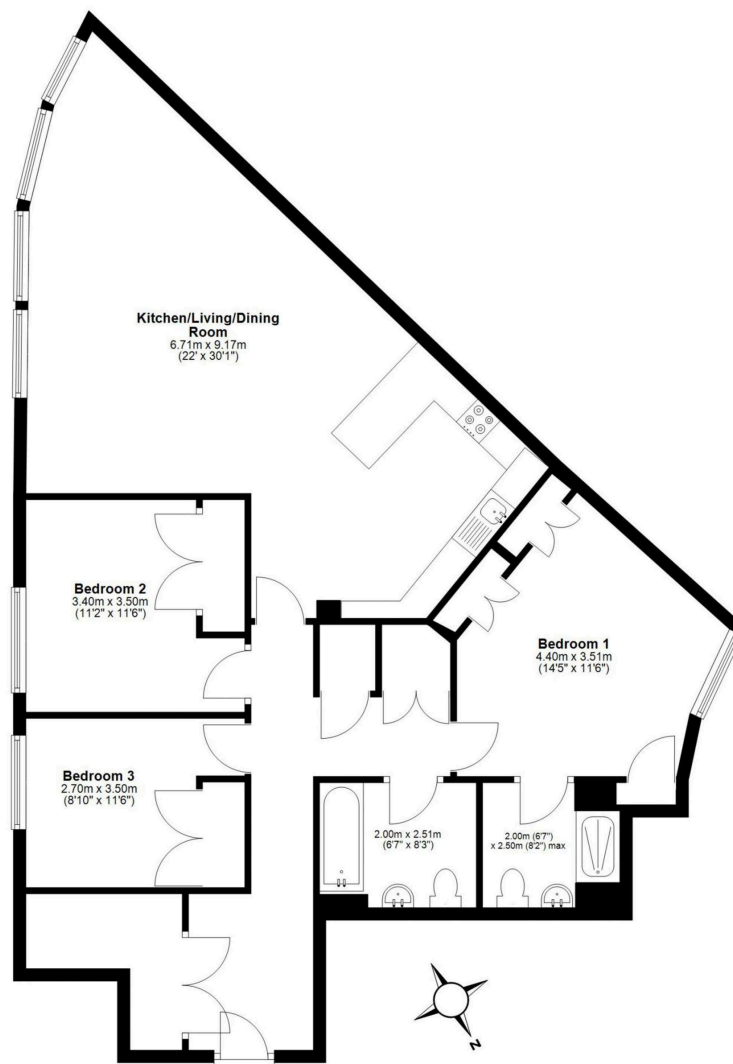
Trinity and Granton in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour. Shopping is well catered for locally including a Morrisons a few minutes' walk away, a 24-hour ASDA at Newhaven and a Sainsbury's at Craigleith. More extensive 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 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.

**EPC Rating:** D

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



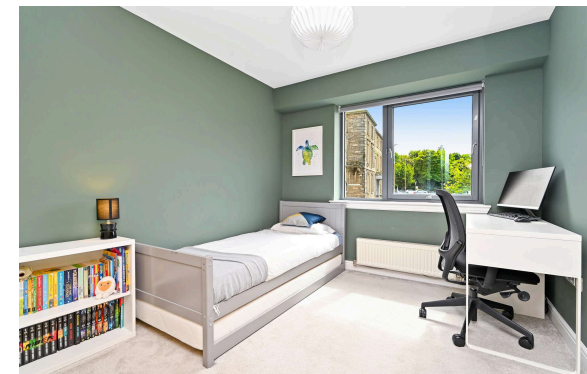


This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.



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