

COULTERS<sup>©</sup>

171/4 LOWER GRANTON ROAD

GRANTON, EDINBURGH, EH5 1GL

 3 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Situated within the sought-after Waterfront development in Granton, this spacious three-bedroom apartment enjoys an elevated first-floor position with a private balcony. The property offers bright, well-proportioned accommodation with lift access, secure entry and an allocated parking space, making it an excellent choice for professionals, downsizers and families alike.

## KEY FEATURES



Extremely spacious three bedroom apartment with views.



Private balcony off the sitting room.



Lovely shared gardens.



Allocated parking space.



Close to Wardie Bay.



Excellent bus service into the city centre.



EPC Rating - C



Council Tax Band - F



The accommodation comprises of: welcoming entrance hall with excellent storage cupboards; impressive open plan sitting room, dining area and kitchen with floor-to-ceiling glazing, direct access to the private balcony; generous principal bedroom with an en-suite shower room; second double bedroom; third bedroom, ideal as a guest room, nursery or home office; and a family bathroom. All three bedrooms are fitted with wardrobes.

The property further benefits from wet electric central heating and double glazing.

There are beautifully maintained communal grounds, an allocated parking space and additional residents' and visitors' parking.





## THE LOCAL AREA

Granton is a popular waterfront district lying just three miles north of Edinburgh's city centre, offering an excellent balance of coastal living and city convenience. The area has undergone significant regeneration in recent years and continues to benefit from ongoing investment, with an excellent selection of local amenities, supermarkets, cafés and leisure facilities nearby.

The picturesque promenade and waterfront provide wonderful opportunities for walking, cycling and enjoying views across the Firth of Forth, while neighbouring Newhaven and Trinity offer a fantastic choice of independent restaurants, coffee shops and bars. Green spaces including Starbank Park, Inverleith Park and the Royal Botanic Garden are all within easy reach. Excellent public transport links provide swift access to the city centre, and the nearby cycle path network makes commuting by bike particularly convenient.

## EXTRAS

All curtains, blinds, light fittings and white goods are included in the sale.

The development is factored by Myreside Management Ltd for an approximate annual cost of £1,400 which includes buildings insurance and lift maintenance.

**HOME REPORT VALUATION: £330,000**





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

## 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.