

COULTERS[©]

ST COTTAGES

LOWER GRANTON ROAD

110


110

Yale

110 LOWER GRANTON ROAD

GRANTON, EDINBURGH, EH5 1ET

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

With waterfront views directly onto Wardie Bay and the Firth of Forth, this delightful end-terraced two bedroom house has been lovingly upgraded by the current owners to create sophisticated and engaging living spaces.

Built as part of the Buccleuch Estates in the 1870's, the home boasts character and charm throughout, also benefitting from internal insulation and an external office/utility room, along with lots of added storage space.

KEY FEATURES



Stunning end terraced C-listed house with waterfront views.



Two beautiful double bedrooms.



Private garden courtyard with separate home office.



Unrestricted on street parking.



A stone's throw from the waterfront and Wardie Bay.



Local amenities nearby.



EPC Rating - C



Council Tax Band - B



The stylish sitting room is filled with light from both the front and rear of the property. A lovely log burner makes an attractive focal point in the room, flanked on each side by fitted storage. A glazed door gives direct access to the rear private courtyard.

The modern kitchen is fitted with cabinetry and ample work top space, along with appliances which comprise: Neff 5-ring gas hob, electric oven, Bosch washing machine, dishwasher and fridge/freezer. The second bedroom is also at ground level with a south facing view to the rear and fitted cupboards along the back. A separate, deep cupboard provides additional storage space.





MORE INFORMATION

On the first floor is the pretty double bedroom with views across to the water, with further fitted cupboards and another storage cupboard.

A bright, contemporary bathroom has a bath (with rainfall shower over), WC and wash hand basin.

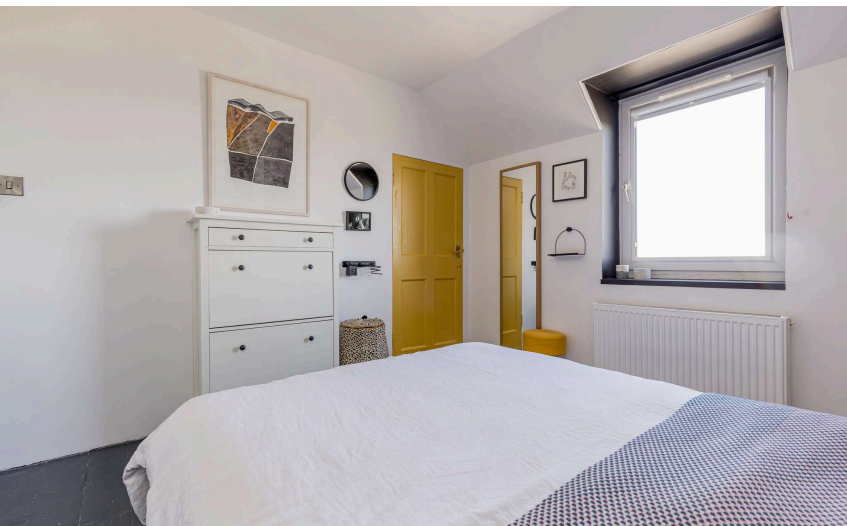
Externally, in the south facing courtyard there is an extremely useful separate office which also doubles as a utility room. It has been well-insulated, has a wifi enabled radiator and has yet more built-in storage space.

The courtyard has been plumbed ready for external shower if required, potentially handy after enjoying the nearby surf.

Unrestricted parking is available on the street outside and on Wardie Square.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price. Please note that due to sentimental reasons, the wire basket from the kitchen, the child's bookshelves in bedroom 2, the green key pot, coat hook shelves and possibly the shoe storage are not included in the sale.





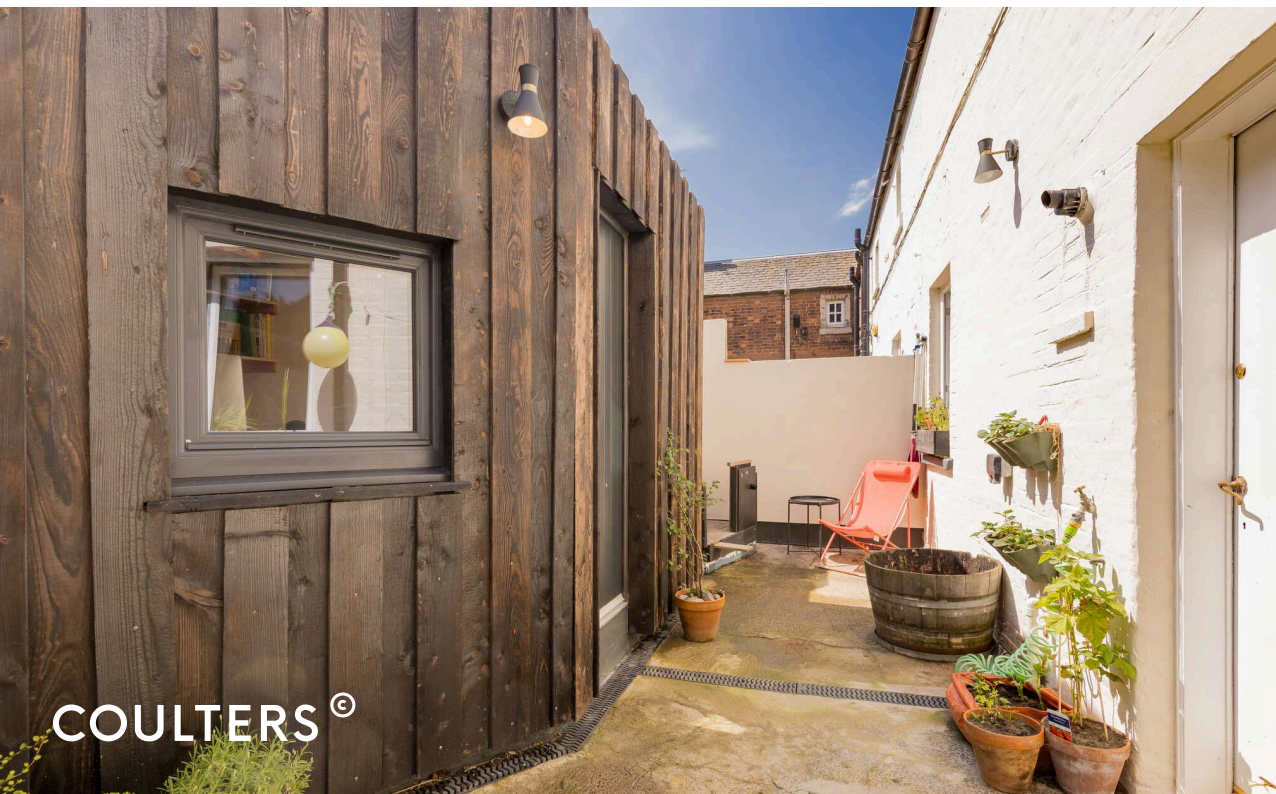


THE LOCAL AREA

Close to the shore, Wardie Square is a delightfully close knit community filled with creatives, some of which enjoy wild swimming in nearby Wardie Bay. The wider 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 as are the green open spaces of Inverleith Park and Victoria Park, the cycle path network and Ainslie Park Leisure Centre.

For day-to-day essentials, Trinity boasts a number of shops, bars, café's and restaurants at Goldenacre and a large Morrison's supermarket on Ferry Road. Craighleith Retail park with supermarkets and shops including Sainsbury's, M&S, Lidl, Boots 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 further restaurants.

The property is close to tram line and enjoys fantastic public transport links into the city centre, offering swift and easy access to the Queensferry Crossing, Edinburgh International Airport, and the M8/M9 motorway network. The property 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. The area boasts an active residents association, the Wardie Bay Residents' Association.



Lower Granton Road,
Edinburgh,
Midlothian, EH5 1ET



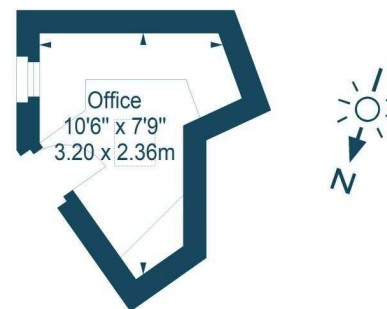
Approx. Gross Internal Area
693 Sq Ft - 64.38 Sq M

Office

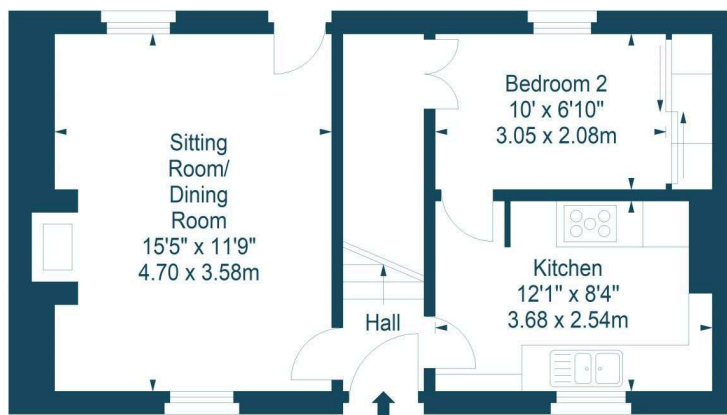
Approx. Gross Internal Area
60 Sq Ft - 5.57 Sq M

For identification only. Not to scale.

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Ground Floor



Ground Floor



First Floor

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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.