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Offers Over

£240,000

34/6 Lower Granton Road

Trinity | Edinburgh | EH5 3RS

This stunning top/third-floor traditional flat enjoys a superb, elevated position with breathtaking panoramic views across the Firth of Forth. Extensively upgraded and finished to an impressive standard, the property is offered to the market in true turnkey condition, combining stylish contemporary interiors with an abundance of period charm and character.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal rear garden
-  On-street Parking
-  EPC Rating – C
-  Council Tax Band - B



Description

Forming part of the highly sought-after Trinity district and positioned on the periphery of Newhaven, the property is ideally placed to enjoy the very best of coastal Edinburgh. Newhaven Harbour, the historic fish market, waterfront and an excellent range of local amenities are all within easy reach, while superb transport links provide convenient access to the city centre and beyond.

Beautifully presented throughout, this delightful home is sure to appeal to a wide range of buyers seeking a stylish, extensively upgraded property in an enviable location, equally well placed for both work and leisure pursuits. With its impressive accommodation, fine period features and uninterrupted panoramic views, internal viewing is highly recommended to fully appreciate the quality and setting of this exceptional home.

The welcoming hallway provides access to all rooms and features attractive solid wood flooring, which continues through to both bedrooms and the main reception room. Excellent storage is provided, including a useful utility cupboard with space for appliances, shelving and additional storage facilities.

The impressive front-facing reception room is a particular highlight, enjoying stunning panoramic sea views and featuring an attractive open fireplace. To the rear, the contemporary fitted Wren kitchen is equipped with a good range of wall and base units, built-in gas hob, electric oven and Belfast sink, with some appliances included within the sale. There are two generously proportioned double bedrooms, with the second bedroom positioned to the front and enjoying the spectacular sea views. The second bedroom overlooks the leafy communal rear gardens and benefits from excellent storage, including built-in wardrobes and a traditional Edinburgh press. The stylish contemporary bathroom features a traditional three-piece suite, complemented by a beautiful freestanding clawfoot bath with a luxury rainfall dual shower over. Further benefits include useful loft space, replacement double-glazed sash and case windows with contemporary shutters, rewiring undertaken in 2021 and gas central heating via a combi boiler.



Extras

All the fitted floor coverings, light fittings and shutters will be included in the sale together with the built-in hob and oven and dishwasher.

Externally

There is an attractive, well kept communal garden located to the rear which benefits from a private shed and for the car owner, resident's parking is available within the cul-de-sac to the side of the flat, with further ample unrestricted parking available to the front.

Viewing

By appointment through Neilsons on 0131 625 2222.





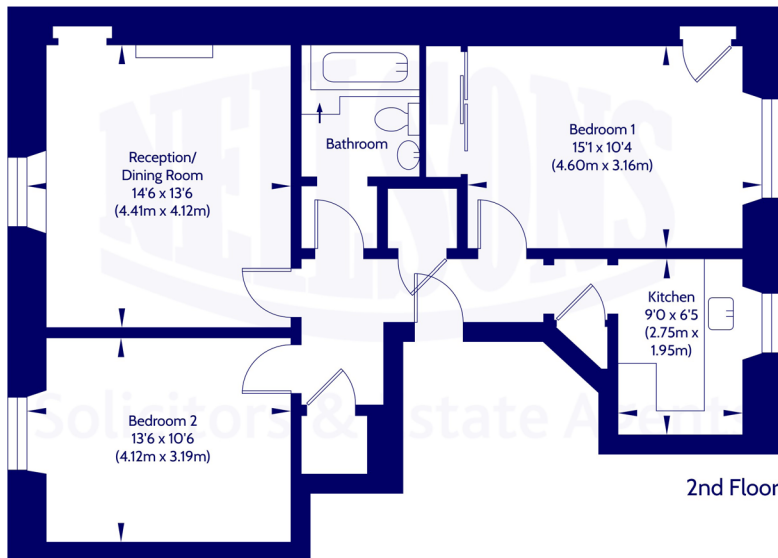
Location

The property is in the popular Trinity district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within the area itself, with more extensive amenities found in neighbouring Leith and Newhaven. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of stores as well as a multi-screen cinema and a Pure Gym. The area is well served by a frequent bus service, the tram network is a short walk away and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.





Approx. Gross Internal Floor Area 70 Sq M / 750 Sq Ft.



2nd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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