









Offers Over
£185,000

102/4 Lower Granton Road

Trinity | Edinburgh | EH5 1ER

Forming part of a beautifully restored Category C Listed building, formerly known as the Wardie Hotel, this exceptional first-floor flat enjoys a prime position within the highly desirable Trinity Conservation Area. Boasting truly breathtaking panoramic views across the Firth of Forth, Wardie Bay, the Harbour and beyond to the coastline of Fife, the property offers a rare opportunity to acquire a home in one of Edinburgh's most scenic waterfront settings.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  EPC Rating – C
-  Council Tax Band – C



Description

The accommodation is entered via a welcoming hallway which benefits from useful built-in storage. The heart of the home is the impressive open-plan living space, where a full-height double window frames the spectacular coastal views and floods the room with natural light. The reception area features attractive statement wooden shelving and provides ample space for both relaxation and dining. Open plan to the living area is a stylish contemporary kitchen fitted with high-quality wall and base units, complemented by a comprehensive range of integrated appliances. The generous double bedroom enjoys the same stunning open outlook across the water, creating a peaceful and relaxing retreat. The room is finished with carpeting and benefits from a built-in wardrobe along with additional storage solutions. Completing the accommodation is a well-appointed bathroom, predominantly tiled and fitted with a white three-piece suite, a thermostatic shower positioned over the bath, and a heated chrome towel rail.



James Gibb Residential are the factors for the development with a quarterly fee of approx. £370. This includes maintenance of communal areas, cleaning along with buildings insurance.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Parking

Externally, unrestricted on-street parking is available, while the property's enviable coastal location offers easy access to waterfront walks, local amenities and excellent transport connections to Edinburgh city centre.

Viewing

By appointment through Neilsons (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 37 Sq M / 395 Sq Ft.

1st 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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