

COULTERS[®]

1/1 LOCHINVAR DRIVE

GRANTON, EDINBURGH, EH5 1GJ

 2 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Situated on the first floor of a modern development at Granton Harbour, this spacious flat enjoys fantastic sea views across the Firth of Forth, offering a wonderful coastal setting within easy reach of the city.

The heart of the home is a large open plan kitchen and sitting room, designed for both relaxing and entertaining. This bright and airy space is enhanced by direct access to a private balcony, perfectly positioned to take in the stunning outlook over the water.

KEY FEATURES



Spacious first floor flat with exceptional sea views.



Two double bedrooms, one with an en-suite.



Private balcony.



Private residents parking.



Double glazing throughout.



Excellent local amenities at nearby Newhaven Harbour.



EPC Rating - D



Council Tax Band - E





The kitchen is well-equipped with integrated appliances, ample cupboard storage, generous work surfaces, and a breakfast bar providing comfortable seating for two. The property further benefits from two generous double bedrooms, one of which features its own en-suite, creating a comfortable and private retreat. A modern, fully tiled family bathroom with an overhead shower completes the accommodation.

Externally, residents enjoy the convenience of private, secure parking, adding to the appeal of this impressive coastal home.





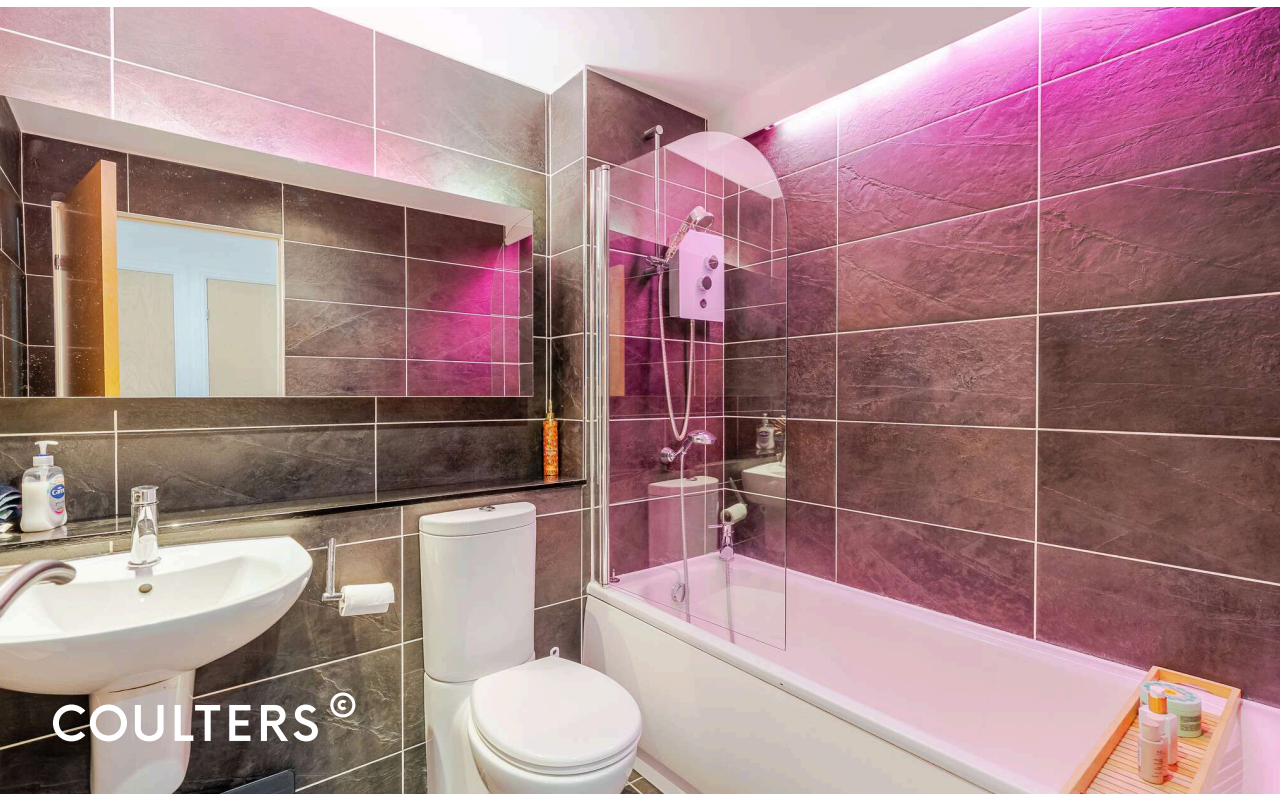
THE LOCAL AREA

The flat is situated close to some of the City's finest open spaces from Newhaven's picturesque harbour and lighthouse to the scenic Starbank Park and Lomond Park with its popular Lawn Tennis Club and Bowling Club. David Lloyd Health Club with its state-of-the-art gym, indoor and outdoor swimming pools, tennis courts, and spa is also located nearby at Newhaven.

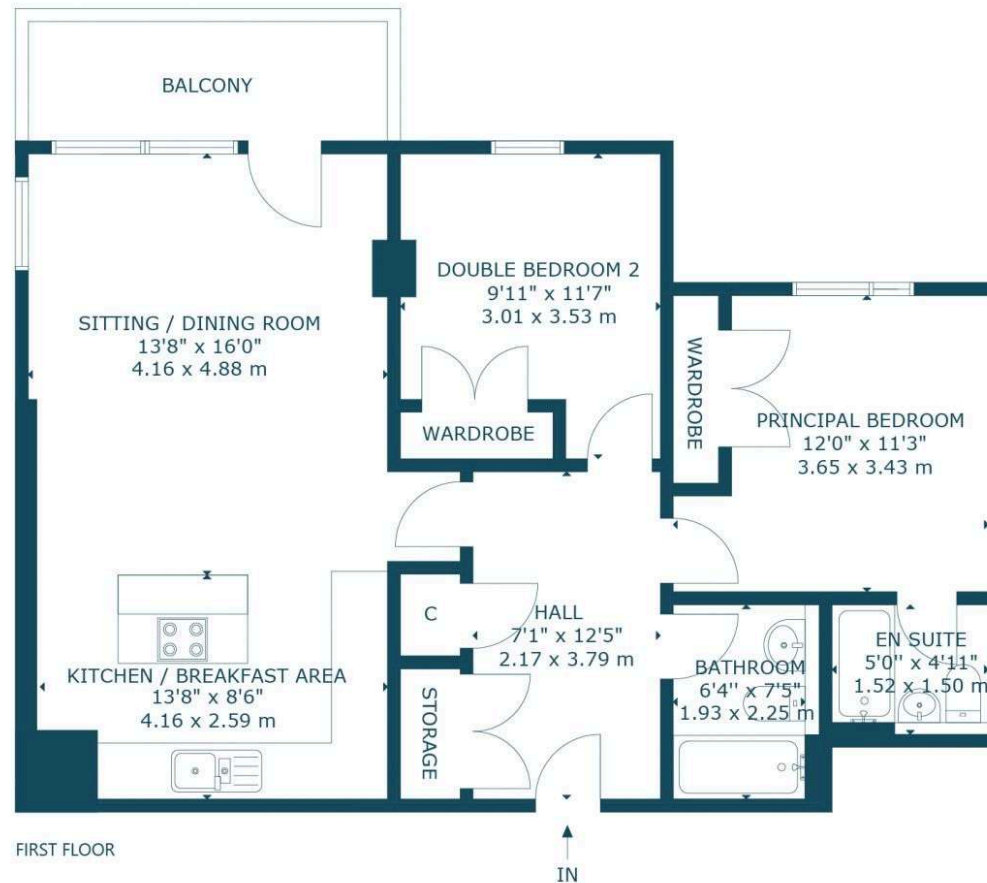
Fashionable drinking spots and eateries with spectacular views are within a short stroll at Newhaven Harbour where there is also a large Asda supermarket. Ocean Terminal houses a multi-plex VUE Cinema, PUREGym, and many well-known restaurants and stores. Regular bus services provide a quick route to the City Centre and the tram line can also be reached in under 15 minutes walk.

EXTRAS

All fitted flooring, blinds and light fittings are included in the sale price.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 811 SQ FT / 75 SQ M
 BALCONY 61 SQ FT / 6 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.