



151/4 Lower Granton Road  
GRANTON | EDINBURGH | EH5 1EY

  
**warners**  
solicitors & estate agents



## 151/4 Lower Granton Road

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Well presented second floor flat, commanding stunning uninterrupted panoramic views over the firth of Forth and over to Fife and beyond, forming part of a select modern development in the popular Granton area of Edinburgh. This impressive flat offers spacious, comfortable and well planned accommodation, served by a fully serviced lift which leads to all floors.

The property is attractively presented and has well planned accommodation on one level. The main living area is split into kitchen, dining and living areas with large windows installed to make the most of the spectacular views. The Kitchen currently comprises a fridge/freezer, gas hob, oven and fan, washing machine, the boiler cupboard and also boasts a balcony. There are two well proportioned bedrooms both with built in wardrobes and ensuite shower rooms with heated towel rails. Completing the accommodation is the bathroom with bath and wc. The flat is accessed either by means of a well maintained stair or a fully serviced lift which leads to all floors and there is residents parking facilities in a secure ground floor garage.

- Triple windowed open plan living with stunning views
- Hall
- Two bedrooms, both with en-suites
- Principal bathroom
- Gas central heating and Double glazing
- Lift and Entry phone security system
- Communal landscaped courtyard
- Secure underground parking

Curtains & blinds, as well as all kitchen appliances are available through separate negotiation.

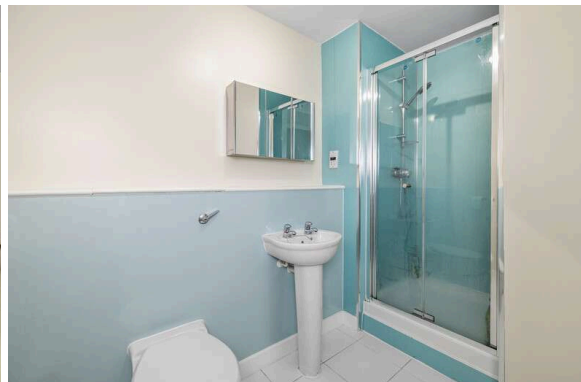
EPC Rating B.

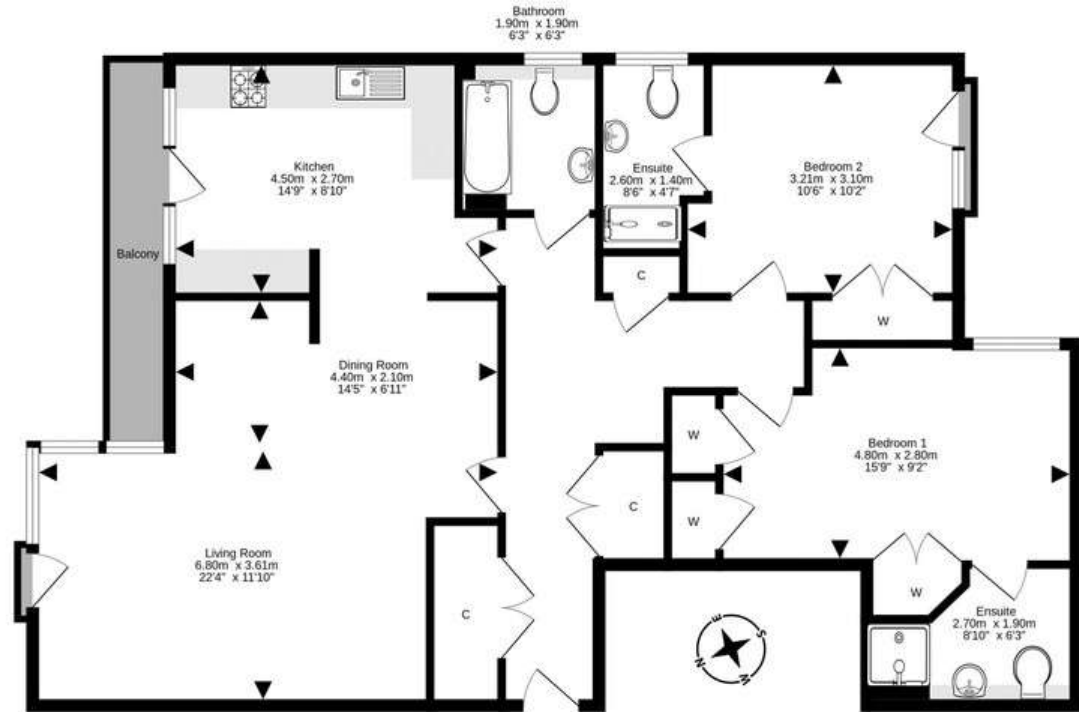
Please note that this property is factored. Factor fees are understood to be approx £189pm

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Lower Granton is a distinctive cosmopolitan street in the popular Trinity catchment area of Edinburgh, looking onto the impressive coastline of Granton Harbour, the Firth of Forth and beyond to Fife. The flat is well placed to take advantage of a good range of local amenities on nearby Granton Road, with a choice of restaurants and eateries at adjoining Newhaven Harbour. Asda, Morrisons and Lidl are all within easy reach and there are extensive High Street shopping outlets and leisure facilities at Ocean Terminal, the David Lloyd Health Club and Ainslie Park Leisure Centre. There is also cycle path access to most of Edinburgh including a waterfront cycle to Cramond, where there is a lovely beach. Inverleith Park and the Royal Botanical Gardens are both easily accessible. Schooling is well represented from nursery to senior level, with the flat falling within the catchment area for Wardie Primary School and Trinity High School, and Edinburgh College is close by for the more mature student. A regular bus service operates to the City Centre and surrounding areas and there is quick access to Edinburgh Airport, the Forth Road Bridge and City Bypass.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024