

COULTERS[©]

27/2 LOWER GRANTON ROAD

TRINITY, EDINBURGH, EH5 3RT

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

27/2 Lower Granton Road is a beautifully presented ground floor flat, ideally positioned in the sought-after waterfront area of Trinity. Thoughtfully transformed by the current owner, the property combines contemporary styling with attractive period features to create a warm and inviting home with an appealing outlook towards the Firth of Forth.

The open-plan sitting room and kitchen provides a bright and sociable living space, with a comfortable seating area and modern décor creating a relaxed atmosphere.



Delightful, beautifully presented ground floor flat.



Double bedroom with fitted wardrobes and storage.



Views to the Firth of Forth.



Unrestricted on street parking.



Located in the popular area of Trinity, by the waterfront.



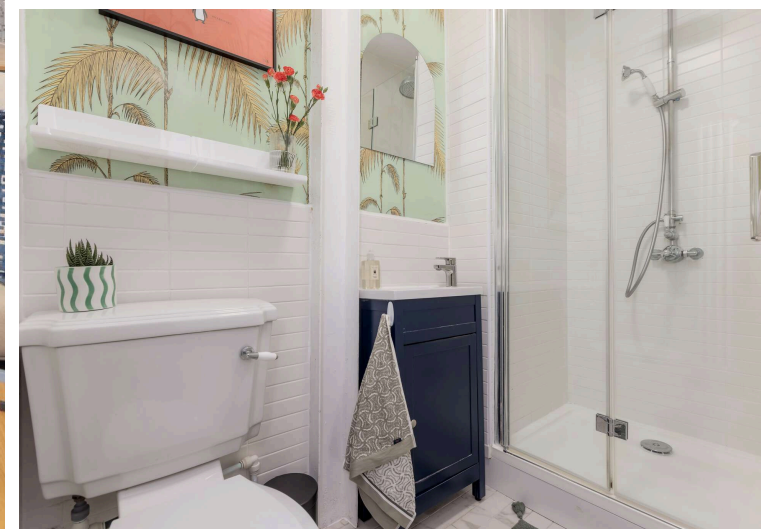
Excellent local amenities nearby.



EPC Rating - C



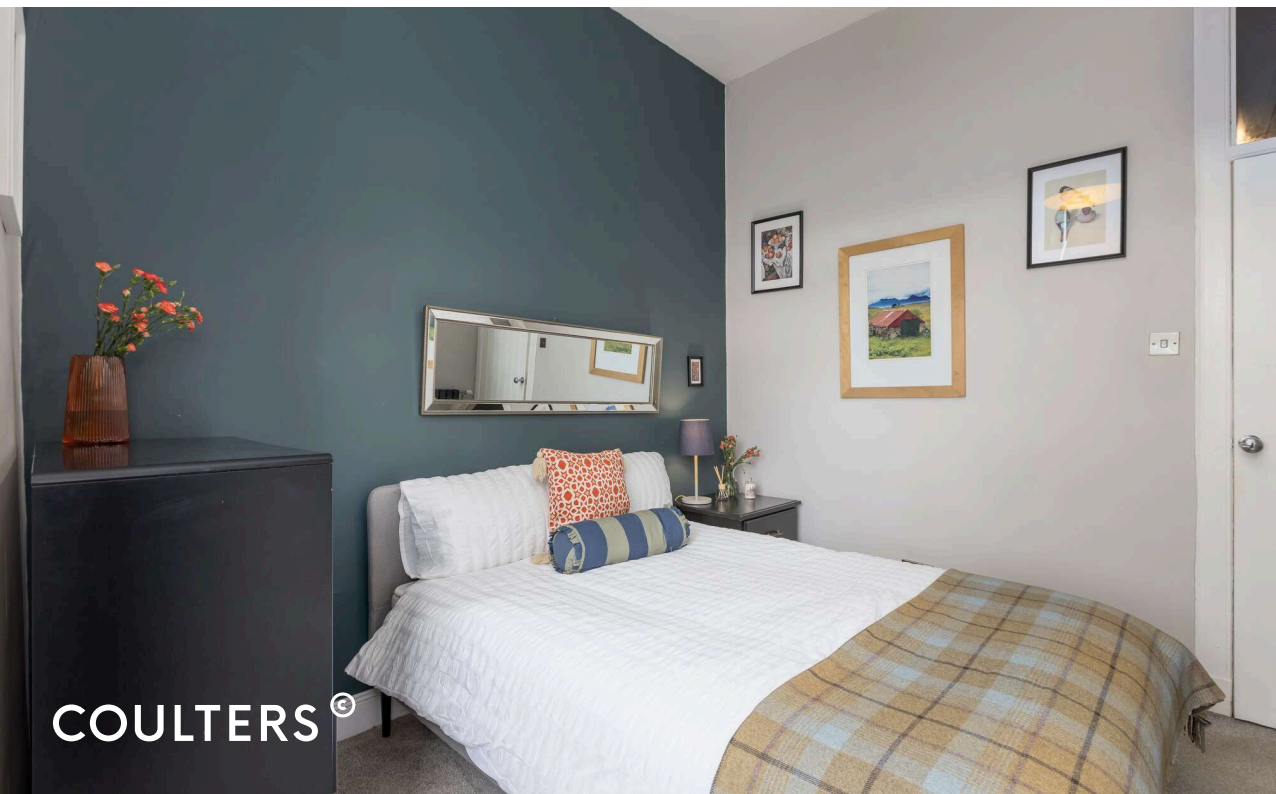
Council Tax Band - A



The kitchen is fitted with a good range of wall and base-mounted cabinetry, incorporating an electric hob, oven, extractor, dishwasher and washing machine. Attractive wall tiling and herringbone flooring add character and definition to the space, while the outlook towards the Firth of Forth is particularly appealing.

The pretty double bedroom is also positioned to the front of the property and benefits from excellent fitted wardrobe storage, with the gas combi boiler housed within the room. A useful storage cupboard is located off the hallway, while the contemporary shower room completes the accommodation with a modern suite comprising shower, WC and wash hand basin. Externally, there is a shared garden to the rear, while unrestricted on-street parking is available immediately outside the property.





THE LOCAL AREA

Lying three miles to the north of Edinburgh's City Centre, the property lies within the popular waterfront location of Trinity. Ocean Terminal with well-known restaurants, multiplex cinema and gym is a short drive. Newhaven Harbour which features renowned eateries including Old Chain Pier, and Loch Fyne Restaurant and Bar, is a leisurely walk. Outdoor recreational opportunities include scenic coastal walks as well as quick access to Starbank Park and Lomond Park, which houses a bowling and tennis club. The Royal Forth Yacht Club at Granton Harbour can be reached quickly on foot or by car and Wardie Bay is only moments away. Schooling includes Wardie Primary School and Trinity Academy with Edinburgh private school options easily reached. Access to the tram link at Newhaven is less than a twenty minute walk and provides a direct route to Edinburgh Airport. There are also regular buses from Lower Granton Road which take you into the City Centre and a network of paths offers a tranquil cycle route for commuters.

EXTRAS

All fixtures and fittings, including, blinds, light fittings and fitted floor coverings are included in the sale, along with the kitchen appliances. The light fitting in the lounge will be replaced with a pendant light.

Please note that other items may be available through separate negotiation.

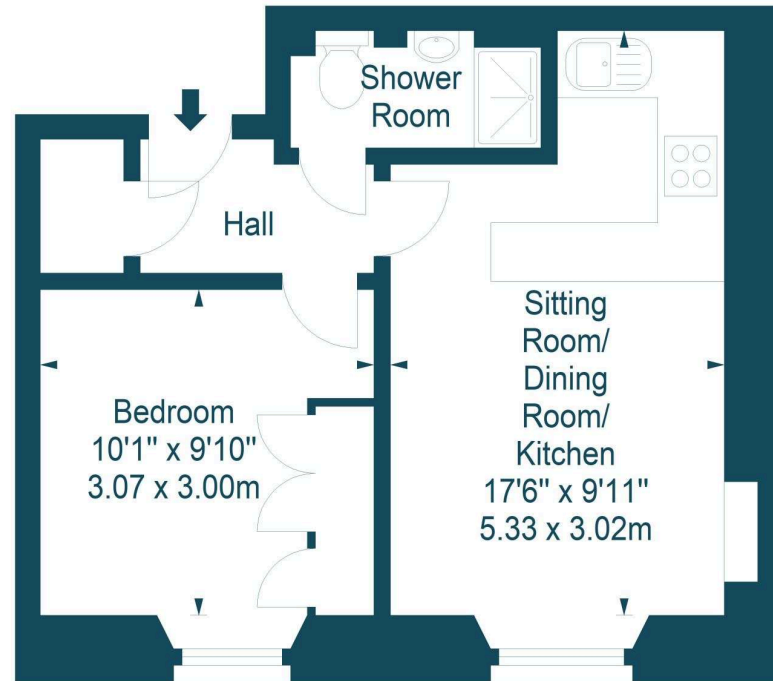
HOME REPORT VALUATION: £155,000



Lower Granton Road,
Edinburgh,
Midlothian, EH5 3RT



Approx. Gross Internal Area
346 Sq Ft - 32.14 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground 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.