



173/11 Lower Granton Road
TRINITY | EDINBURGH | EH5 1GL

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Set on the sixth floor of a modern, factored apartment development, this exceptionally spacious and beautifully presented two-bedroom apartment enjoys a truly enviable position, boasting unrivalled panoramic views across Wardie Bay and Granton Harbour. Offering generous, flexible accommodation, stylish contemporary finishes and a private balcony from which to appreciate the spectacular coastal outlook, this superb property is certain to appeal to a wide range of buyers.

The accommodation has been thoughtfully reconfigured and upgraded by the current owners, creating a particularly impressive home that combines modern convenience with an abundance of space and natural light.

At the heart of the property is the wonderfully bright and generously proportioned living room, where large windows frame the magnificent waterfront views. French doors open directly onto the private balcony, providing the perfect spot to relax, entertain or simply enjoy the ever-changing coastal scenery.

The modern fitted kitchen offers an excellent range of contemporary units, integrated appliances and generous worktop space, complemented by a breakfast bar area ideal for informal dining.

There are two exceptionally well-proportioned double bedrooms. The principal bedroom benefits from a stylishly renovated en-suite shower room, while the second bedroom has been substantially enlarged through a clever alteration to the original layout. This impressive room now offers particularly generous proportions alongside built-in wardrobes, making it equally suitable as a luxurious guest bedroom, principal sleeping space or versatile room for home working.

A beautifully refurbished main bathroom, finished in a contemporary style, completes the accommodation, while additional built-in storage cupboards throughout the property add to its everyday practicality.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Externally, the property benefits from an allocated parking space within the development. In a further welcome enhancement, the property factors have approved works to facilitate the installation of electric vehicle charging at individual parking spaces, offering excellent future potential for EV owners.

Combining a spectacular waterfront setting, generous accommodation and a high standard of presentation, this outstanding apartment offers a rare opportunity to enjoy contemporary coastal living within easy reach of Edinburgh's city centre.

- Sixth floor apartment within a modern, factored development
- Unrivalled panoramic views over Wardie Bay and Granton Harbour
- Bright and spacious living room with access to a private balcony
- Modern fitted kitchen with integrated appliances and breakfast bar
- Two exceptionally generous double bedrooms
- Enlarged second bedroom with built-in wardrobes
- Stylishly renovated en-suite shower room
- Beautifully refurbished main bathroom
- Excellent built-in storage throughout

- Allocated private parking space
- Factor approval for EV charging installation at individual parking spaces
- Desirable waterfront location with convenient access to Edinburgh city centre.

Council Tax E.

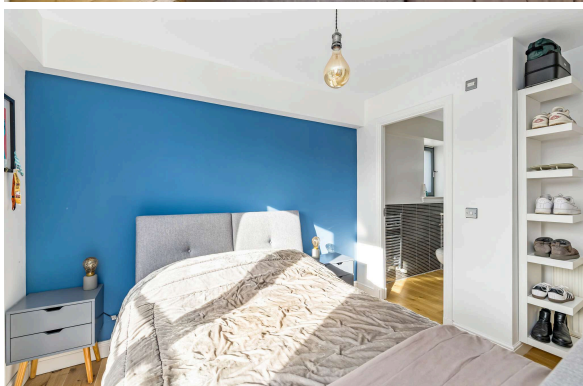
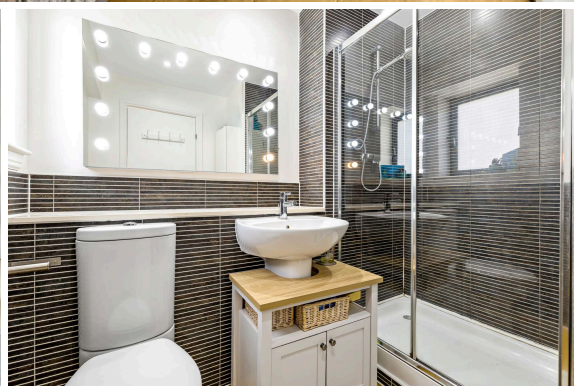
Energy Rating C.

Factor payable to Myreside Management 3 Dalkeith Rd, Mews, Edinburgh EH16 5GA.
Fee of circa £250 per quarter.

All fixtures, fittings, integrated kitchen appliances (including washing machine, dishwasher, bin cupboard and fridge-freezer) curtains (except living room) and blinds will be included in the sale.



The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides a multi-screen cinema and Pure Gym whilst a 24 hour Asda supermarket is within neighbouring Newhaven. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network including a tramline connecting Leith to the city and to Edinburgh International Airport and 24-hour buses.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.