

# 171, Flat 4 Lower Granton Road

GRANTON, EDINBURGH, EH5 1GL



*Contemporary three-bedroom, second-floor flat with lift access, balcony and allocated parking*



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Extremely spacious 3-bedroom 4th-floor apartment with fabulous views over the Firth of Forth across to Fife from the master bedroom. The property is an impressive 115m<sup>2</sup> with a stunning open-plan living room/dining/kitchen opening onto a large balcony. The property benefits from exceptional storage with built-in double wardrobes in all bedrooms as well as three large walk-in cupboards in the hallway.

# THE LOUNGE/KITCHEN



The open-plan lounge/kitchen comprises a fully equipped kitchen, with integrated appliances and a breakfast bar, along with ample cupboard space. The generous living area has patio doors to the balcony.





The master bedroom incorporates two double wardrobes and a contemporary en-suite shower room finished to a high standard. The remaining bedrooms are both doubles with large built-in wardrobes. The family bathroom includes a three-piece with a shower over the bath.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



A secure parking space is included along with indoor bike storage. Wardie Beach is immediately adjacent to the development and the fish restaurants of Newhaven less than a mile away. With the renowned restaurants, bars and cafés of The Shore at Leith a short 10-minute drive and Princes Street a mere 15 minutes, this is a rare opportunity to acquire a stylish modern flat with excellent transport links on your doorstep.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

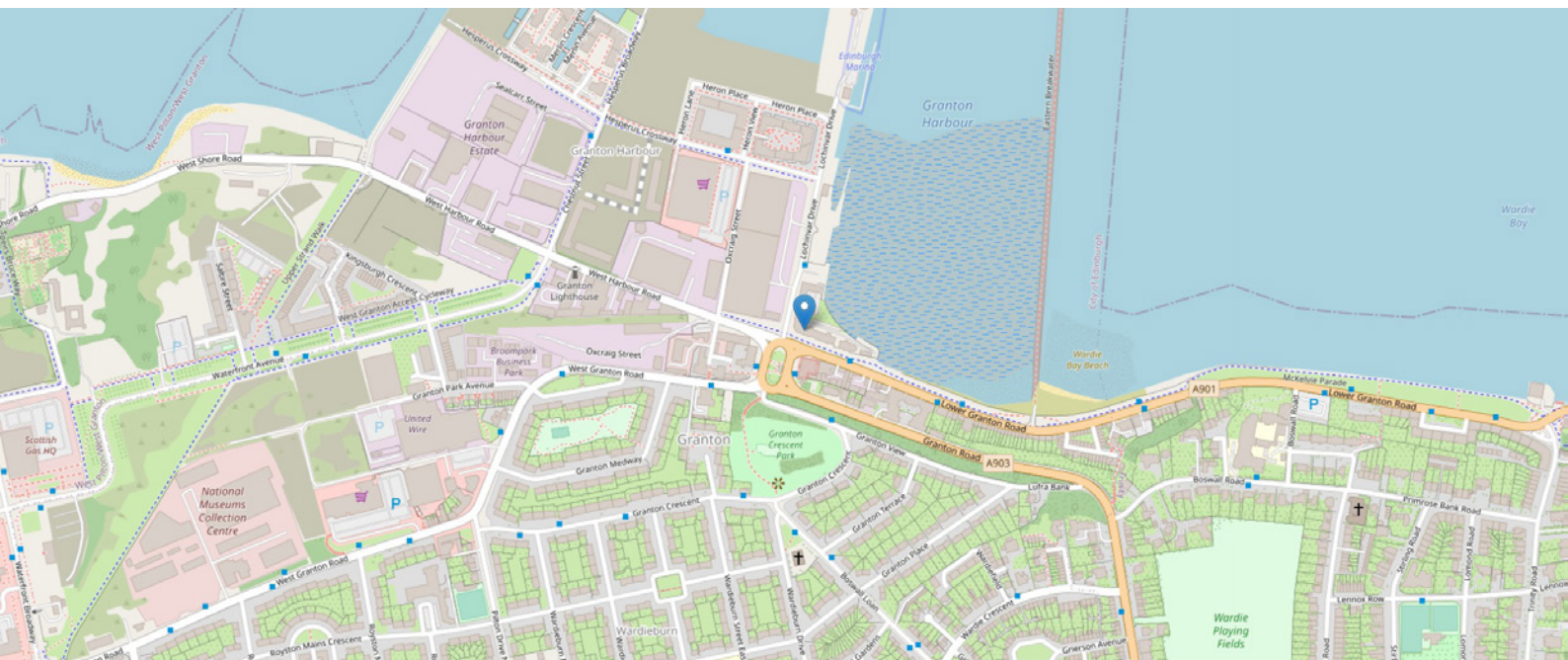


Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen 8.22m (27') x 6.44m (21'2")  
 Bedroom 1 4.32m (14'2") x 3.14m (10'4")  
 En-suite 2.59m (8'6") x 2.05m (6'9")

Bedroom 2 3.59m (11'9") x 3.57m (11'9")  
 Bedroom 3 3.57m (11'9") x 2.79m (9'2")  
 Bathroom 2.57m (8'5") x 2.05m (6'9")

Gross internal floor area (m<sup>2</sup>): 115m<sup>2</sup>  
 EPC Rating: C



# THE LOCATION

Granton has some excellent local shopping facilities including a post office and banking facilities. However, should these facilities prove insufficient; it is a simple matter to travel either to Davidson's Mains or to Comely Bank. Both areas are considered to be excellent suburban shopping centres and have a large branch of Tesco and Waitrose respectively. They also provide a full choice of building society, Post Office and banking services, along with an exceptionally broad choice of shopping facilities.





For those who prefer open-air recreational facilities, Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away, whilst it is a simple matter to walk over to the Cramond/Granton Foreshore and Granton Harbour itself. The development is situated next to Forthquarter Park providing another pleasant destination for a Sunday afternoon walk.

Locally, Ainslie Park Leisure Centre is within walking distance and here you will find a swimming pool, five-a-side football facilities, weights room, sauna, cafeteria and bar. Edinburgh College and Craigmyle High School are an even shorter walk away and provide numerous community activities, courses and evening classes.



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