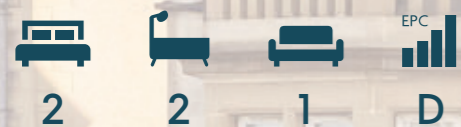


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WELCOME TO:

# LOWER GRANTON ROAD

102A Lower Granton Road, Trinity, Edinburgh, EH5 1ER





## LOWER GRANTON ROAD AT A GLANCE:



Picturesque coastal location



Main door flat



Private parking space



Wardie Bay on the doorstep



Starbank Park nearby



Large cellar with potential

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Offering a waterfront position and boasting breath-taking sea views, this handsome main door flat is situated within an elegant C-Listed sandstone Victorian building in the desirable Trinity conservation area. With its own private entrance, the well-presented accommodation is located on ground level with a separate set of stairs leading to the substantial cellar below. Inside, the kitchen and bay-windowed living/dining room both command spectacular open views over Wardie Bay and Granton Harbour. There are two double bedrooms quietly positioned to the rear of the property, with the larger having an en suite shower room, whilst there is also a contemporary bathroom off the hall. The large cellar below offers superb potential for conversion (subject to the necessary consents) but is equally suited in its current form to be a useful store, home gym, or workshop.

- Stunning living/dining room with far reaching sea views
- Fully fitted kitchen with integrated appliances and sea views
- Principal bedroom with en-suite shower room
- A further double bedroom
- Family bathroom
- Sweeping communal driveway with single allocated parking space
- Family friendly area beside the beach and Granton Harbour
- Lower ground floor with separate access provides excellent cellar storage
- Private paved and gravel driveway





## LOCATION, LOCATION, LOCATION:

On the edge of Trinity Conservation Area to the north of Edinburgh, this picturesque location has the feel of a separate seaside village yet remains within easy reach of the City Centre.

This highly sought-after harbourside area is well served by frequent public transport links and supermarkets. The artisan cafes and restaurants at Newhaven Harbour are a short stroll away as are the David Lloyd sports facilities.

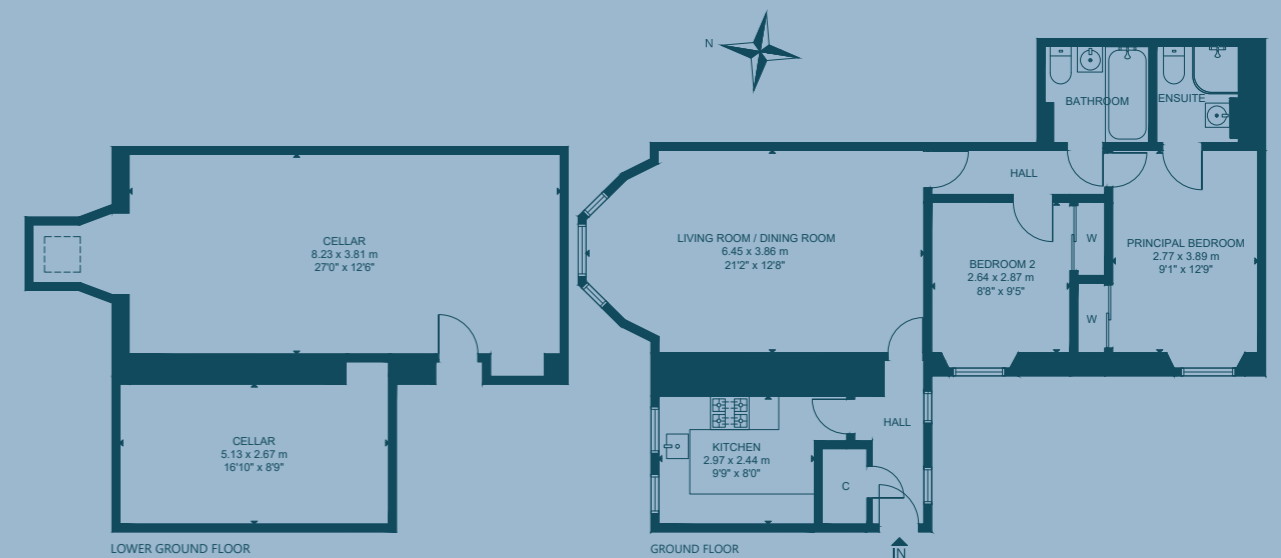
The Ocean Terminal shopping and entertainment complex is close by as are Leith's award-winning restaurants. Soon to arrive at Ocean Terminal also is the tram extension which will provide additional links to the City Centre and Edinburgh Airport.

Lower Granton Road is situated just minutes from numerous recreational facilities and green spaces including Starbank Park; The Royal Botanic Gardens; Inverleith and Lomond Parks which both have active tennis and bowling clubs; Victoria Park which boasts a children's playground and tennis courts; the Water of Leith walkway and Edinburgh's cycle network.

There is excellent education provision in the area with private schooling options including The Edinburgh Academy and Fettes College within close proximity.



## FLOOR PLAN:



102A Lower Granton Road, Trinity, Edinburgh, EH5 1ER

Approx. Gross Internal Area

773 Sq Ft - 72 Sq M

For identification only. Not to scale.

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