

COULTERS[©]

39 LOWER GRANTON ROAD

TRINITY, EDINBURGH, EH5 3RS

 2 BED  1 BATH  1 PUBLIC





TAKE A LOOK INSIDE

39 Lower Granton Road is a two-bedroom maindoor property positioned in a popular waterfront location within the Trinity conservation area. Nestled in a private courtyard development, it has been fully renovated to offer immaculate accommodation. With attention to detail, contemporary fittings, wood-effect flooring and plentiful light, this is a wonderful home in true 'move-in condition'.

Inside, there is a welcoming entrance hall with two handy storage cupboards. At the end of the hall, the bright sitting/dining room is spacious and offers plenty of space for large furniture. The sunny, south-facing kitchen lies adjacent to the sitting room and is fitted with high spec integrated appliances include a touch control chimney hood, hob, eye-level microwave, oven, and fridge/freezer.

There is a front facing, principal double bedroom which has a built-in wardrobe and ample room for other furnishings. The second bedroom has a quiet position to the rear of the property and would also make an excellent home office. Situated off the hall is a contemporary walk-in shower room with generous shower enclosure.

KEY FEATURES

-  Maindoor apartment with two bedrooms
-  Small development right on the coast
-  Landscaped communal grounds
-  Allocated parking space
-  Newhaven Harbour minutes away
-  Excellent amenities at Ocean Terminal



The home is fitted with state-of-the-art Wi-Fi operated electric heating and double glazing throughout.

There is a tranquil rear seating area shared with the upper property, and landscaped communal grounds including a decked elevated seating area. The property also comes with its own allocated parking space and a private external store cupboard.

EXTRAS

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



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, multi-plex 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.

GET IN TOUCH



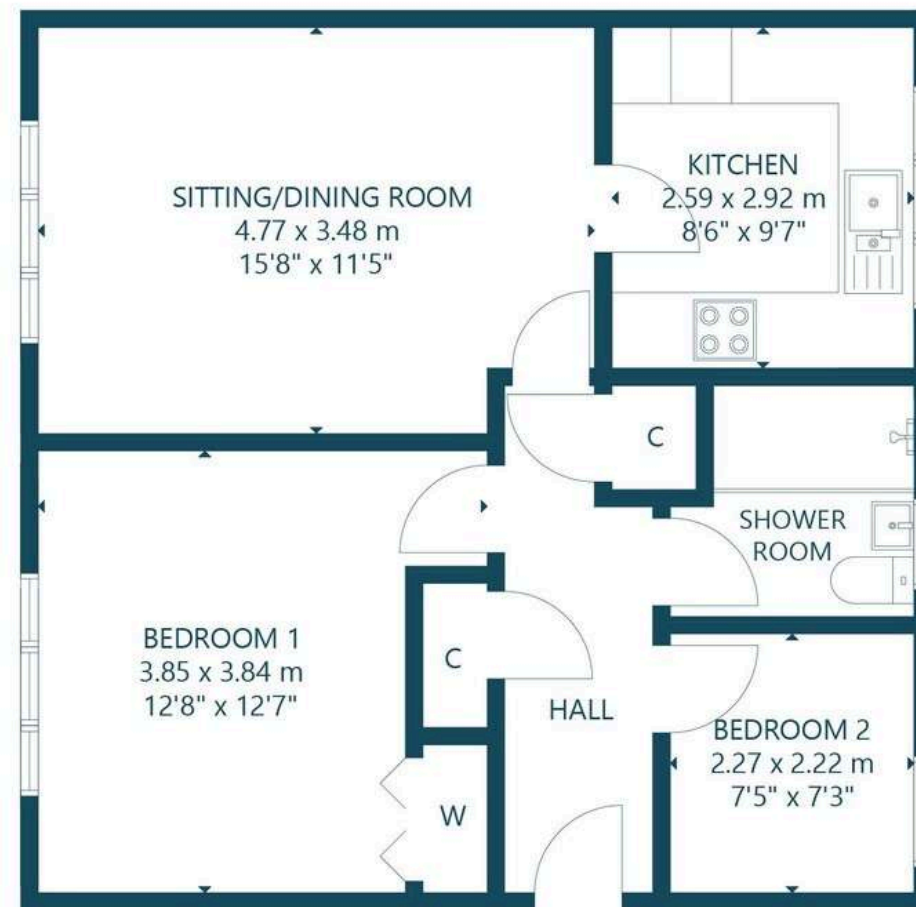
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GROUND FLOOR

39 LOWER GRANTON ROAD, TRINITY, EDINBURGH, EH5 3RS

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 600 SQ FT / 56 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.