

**25/6 Lower Granton
Road
Edinburgh EH5 3RT
Offers Over £160,000**

- Hallway with large storage cupboard
- Living/kitchen/dining room with decorative fireplace and box room/study off it
- Kitchen with a range of floor and wall mounted units, gas hob and electric oven and pantry/utility cupboard
- Large double bedroom
- Shower room with two-piece suite and mains walk in shower
- Gas central heating and double glazing throughout
- Communal garden
- Free on-street parking



Second Floor Flat

Blair Cadell are delighted to bring to market this lovely second floor flat, set back from the main road on the shoreline between Granton and Newhaven harbours. With fantastic views over the Firth of Forth to Fife, a range of local amenities and swift access to town, the property would be the perfect first time purchase or buy to let investment.

The accommodation comprises of a hallway with a useful large storage cupboard. Kitchen/living/dining room that is the perfect space for every day living and benefits from superb views over the shore, a decorative fireplace and useful box room which would be the ideal home office. The kitchen has a range of floor units, gas hob and electric oven, white goods which are included in the sale along with a useful pantry/utility cupboard. There is a large double bedroom which again benefits from the stunning sea-views. A shower room with a mains walk in shower and a two-piece suite. The property benefits from gas central heating and double glazing throughout for maximum efficiency. Communal gardens to the rear of the property and free on-street parking. *No warranties given for systems or appliances*

The flat is situated to the north of Edinburgh's city centre. Some of the best local fish and chip shops / restaurants are situated at Newhaven harbour, a fifteen minute walk along the sea front. Other local amenities include a variety of shops, bars and cafes, a 24 hour Asda supermarket and well respected schools including Trinity high school. Ocean terminal is also nearby, offering a multitude of high street shops and a multi screen cinema. The fashionable Shore area of Leith with its retro cafes, gastro pubs and award winning restaurants is a short bus ride away. Local leisure and recreational facilities include the open spaces of Victoria park and Newhaven harbour. Alien rock indoor climbing centre and David Lloyd's fitness club are just round the corner. An efficient bus network operates to most parts of the city including the airport, with the recently opened Newhaven tram terminal nearby. For cyclists, the national cycle route 13 can be joined in front of the property and offers a lovely off road cycle along Trinity path on which you can access the city centre within 20 minutes.

Viewing by appointment on 0131 337 1800

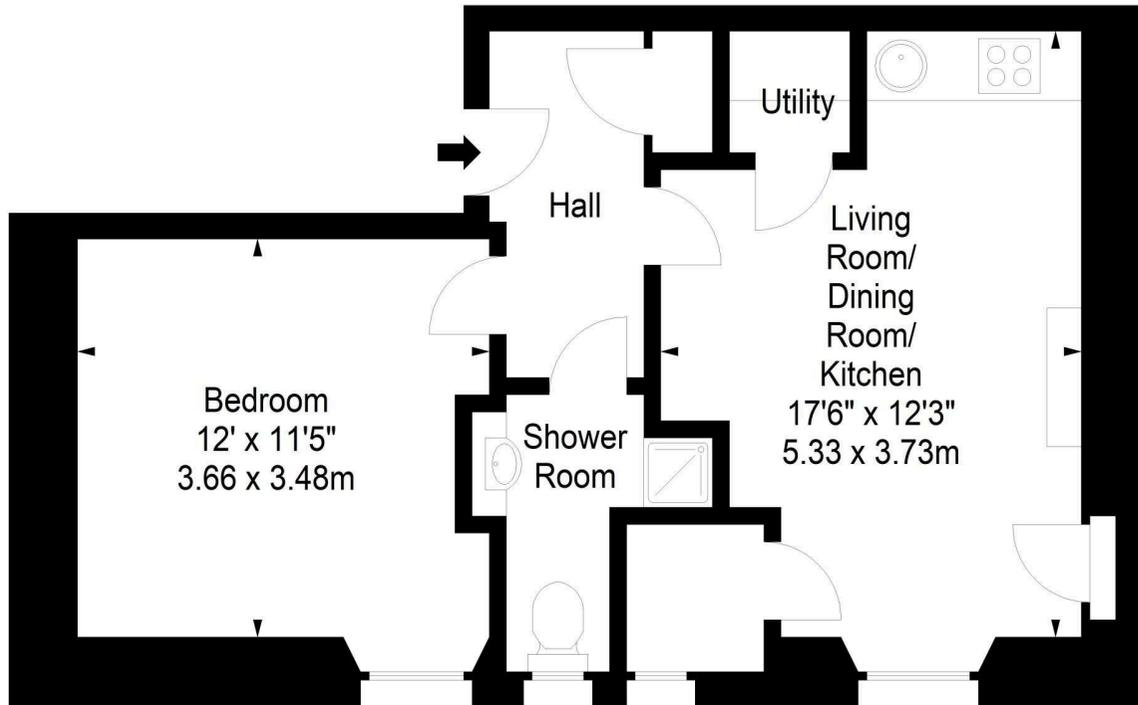




Lower Granton Road,
Edinburgh,
Midlothian, EH5 3RT



Approx. Gross Internal Area
458 Sq Ft - 42.55 Sq M
For identification only. Not to scale.
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Second Floor



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