

**148/3 Lower Granton
Road
Edinburgh EH5 1EY
Offers Over £195,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods available by separate negotiation
- Two double bedrooms with master featuring en-suite
- Shower room fitted with two-piece suite and mains walk in shower
- Gas central heating and double glazing throughout
- Well kept communal garden
- Undercroft parking

Council Tax Band: D
Tenure: Freehold
Annual Service Charge: £1800
Shared Ownership: N



1



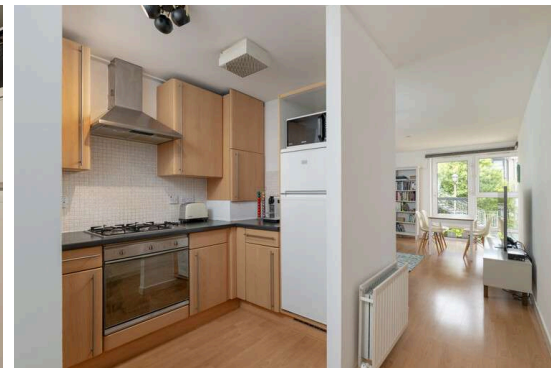
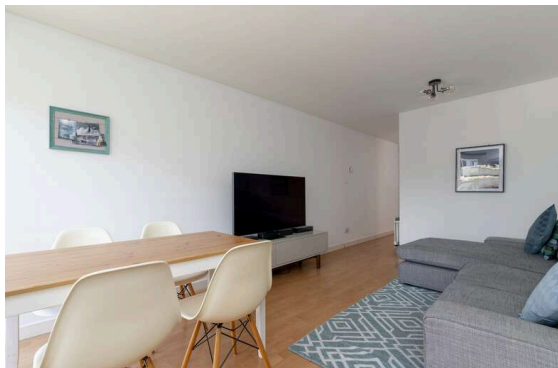
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2



EPC C



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 a fantastic 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 large living/dining room featuring full length windows overlooking the communal gardens making it the perfect place for hosting friends and family. Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods which are available by separate negotiation. There two double bedrooms with the master featuring an en-suite fitted with two-piece suite and mains walk in shower featuring a fantastic rainwater shower head. A shower room fitted with a two-piece suite and mains walk in shower. The hallway benefits from a storage unit ideal for coats and boots etc. The property benefits from gas central heating and double glazing throughout for maximum efficiency. A well kept communal garden along with undercroft parking.

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 Wardie Primary & Trinity Academy 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

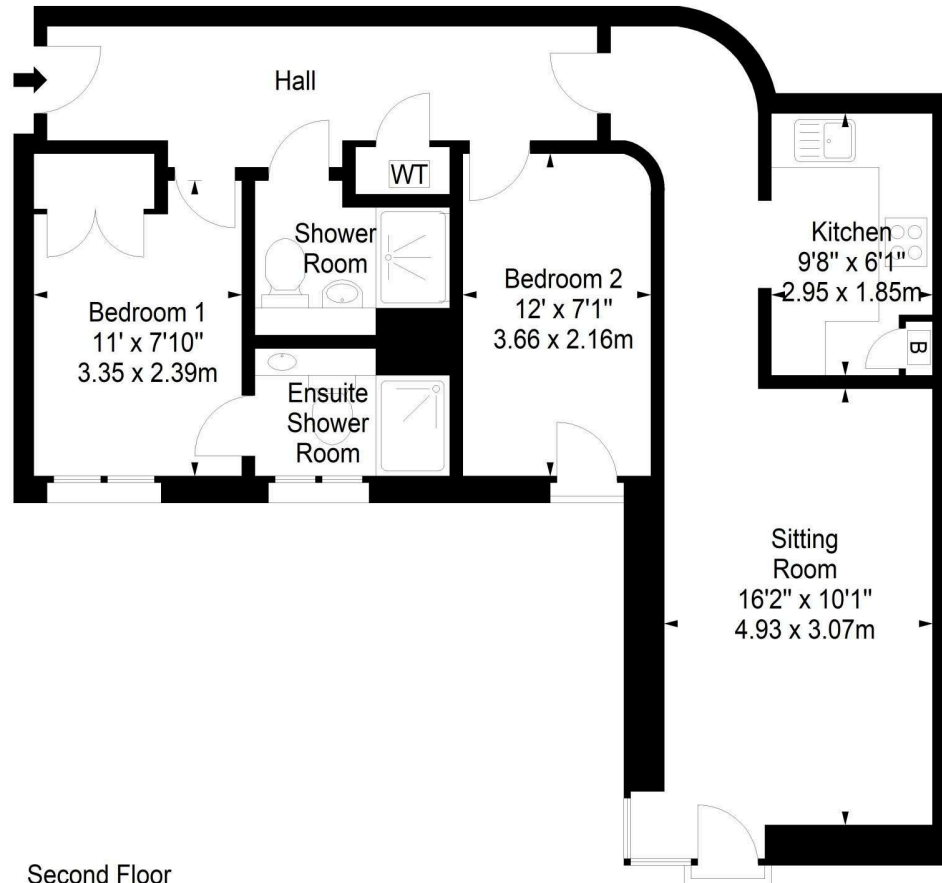
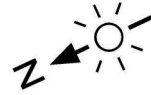




Lower Granton Road,
Edinburgh,
Midlothian, EH5 1EY



Approx. Gross Internal Area
673 Sq Ft - 62.52 Sq M
For identification only. Not to scale.
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Second Floor



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