











Offers Over  
**£250,000**

## 173/3 Lower Granton Road

Granton | Edinburgh | EH5 1GL

A fantastic opportunity has arisen to acquire this impressive and beautifully presented second floor apartment, forming part of a sought-after luxury development at Granton Harbour. Boasting stunning open sea views over the harbour and beyond, while being positioned close to excellent amenities and transport links, the property will appeal to a multitude of buyers including couples, professionals and those looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift & Stair Access
-  Allocated Residents Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - E



## Description

In brief the property comprises; secure entry system, lift and stair access, welcoming hallway with useful storage facilities, bright and spacious reception/dining room with a dual-aspect outlook and a private balcony with gorgeous open sea views, modern fitted kitchen with integrated appliances, well proportioned principal bedroom with fitted wardrobes and en-suite shower room, good sized second double bedrooms with fitted wardrobes and contemporary shower room. Further benefits include Wet Electric heating and double glazing.





## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated dishwasher, integrated washing machine and fridge/freezer.

## Gardens, Parking & Factor

Surrounding the property are well-kept communal grounds with both bin and bike stores. For the car owner, there is secure allocated residents parking as well on-street free parking for visitors. Myreside Management are the factors for the development with a monthly fee of approx. £70. This includes maintenance of communal areas and buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

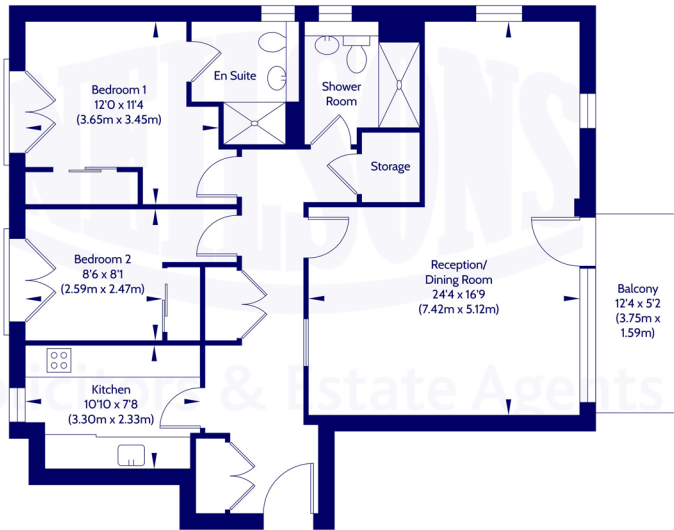
The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, with more extensive amenities found in neighboring Leith and Inverleith. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of high street stores as well as a multi-screen cinema and a Pure Gym. Granton is well served by a frequent bus service and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.





Approx. Gross Internal Floor Area 84.76 Sq M / 912 Sq Ft.

### Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

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2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

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72 High Street  
Bonnyrigg

