



RALPH SAYER
SOLICITORS & ESTATE AGENTS

215/9 Granton Road
Edinburgh EH5 1HD

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Nestled within a small exclusive development just moments from Granton Harbour and the Firth of Forth. This stunning second-floor apartment is the perfect blend of comfort and contemporary city living.

Step inside and be greeted by bright, airy interiors that immediately make you feel at home. The spacious living room, features patio doors that open up to a delightful 'Juliet' balcony, that overlooks a pretty courtyard garden area. The semi-open plan design seamlessly connects the living area to a generous kitchen, complete with ample space for a dining table—perfect for entertaining. Retreat to one of the two double bedrooms, both equipped with built-in wardrobes. The master bedroom, boasts a luxurious ensuite shower room. Completing this exquisite apartment is a stylish three-piece bathroom.

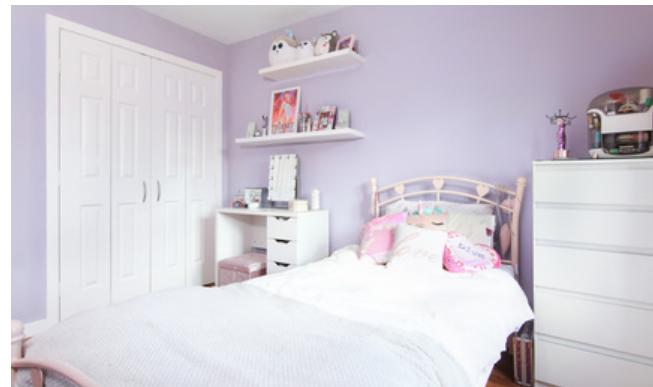


Property Summary

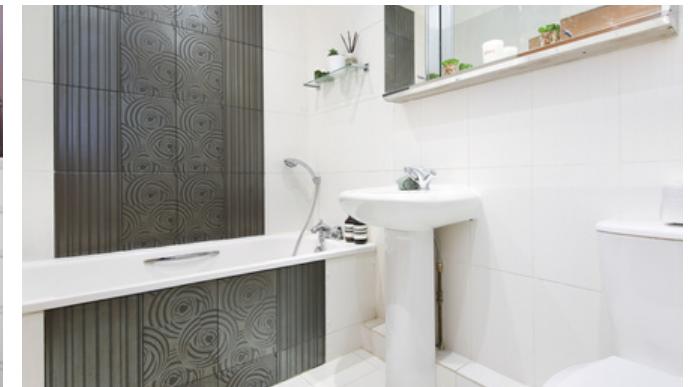
- Small exclusive development, close to Granton Harbour
- Second floor apartment
- Spacious living room
- Semi-open fitted kitchen with dining space
- Master bedroom with en-suite shower room
- Further double bedroom
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Communal central courtyard garden
- Secure underground parking
- EPC Rating - C | Council Tax Band - D

Home Report Value - £210,000





Small exclusive
development just
moments from
Granton Harbour





The development has been thoughtfully designed, featuring a south-facing central courtyard garden space, plus pleasant walks along the Firth of Forth to Newhaven harbour.

The property benefits from secure underground parking.

Factors: the development is managed by Hacking & Paterson factors at an approximate cost of £122 pcm. This fee covers the maintenance for all of the communal areas, as well as the block buildings insurance.

Extras: all fitted floor coverings, window furnishings, light fittings and all integrated kitchen appliances, to be included in the sale.



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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



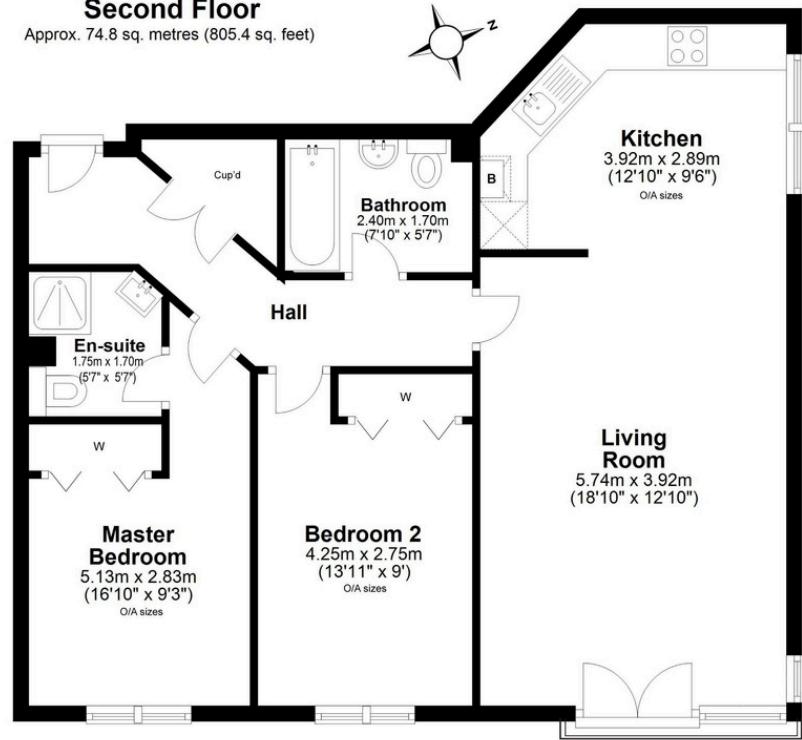
GRANTON HARBOUR FROM GRANTON ROAD



VIEW FROM FLAT

Second Floor

Approx. 74.8 sq. metres (805.4 sq. feet)



Location

Lying approximately three miles from the centre of Edinburgh is the desirable coastal area of Granton. Once a thriving port, this shoreline district is now home to numerous luxurious residential developments, boasting superb sea views. Residents are well served with local shopping and entertainment amenities, including a large Morrisons supermarket and petrol station, a 24-hour ASDA and Ocean Terminal shopping centre, with its wide array of high-street stores, family restaurants, a multi-screen cinema and a 24-hour gym. Offering access to a diverse selection of sports facilities, provides superb local facilities for rock-climbing and watersports enthusiasts, as well as those seeking more tranquil walks or cycle rides, with a waterfront promenade leading to picturesque Cramond. In addition to excellent public transport links into the city and a vast cycle path network,