



151/7 Lower Granton Road, Edinburgh, EH5 1EY

Attractive sea-front two-bedroom top floor flat with private parking and lift, close to excellent amenities EDINBURGH

URQUHARTS



DESCRIPTION

151/7 Lower Granton Road is a bright and airy two-bedroom top floor flat with private parking and lift. The development is situated within the popular Wardie area, directly adjacent to the popular Wardie Bay beach. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

This quiet property comprises an airy entrance hall; bright and spacious open plan sitting / dining room / kitchen with sea views across the Firth of Forth to Fife; modern fitted kitchen with wall & base units and integrated appliances; two double bedrooms, one with en-suite spa bathroom; and a shower room. High ceilings throughout.

ACCOMMODATION

Entrance hall. Sitting / Dining room / Kitchen. Two double bedrooms. En-suite bathroom with two-person Whirlpool bath. Shower room.

Gas central heating. Double glazing. Lift to all floors. Private underground parking accessed to front and rear of development, including an enclosed bike store (key available from factor upon request). Bin chute access on every floor. Well-maintained communal courtyard grounds. The development is factored by Hacking & Paterson, whose fees are inclusive of common buildings insurance.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
 6. These particulars are not intended to nor will they form part of any contract.
 7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

Wardie, and neighbouring Trinity, lie to the north of Edinburgh, forming part of the waterfront along the Firth of Forth, with its own picturesque harbour and beach, both popular among wild swimmers and nature enthusiasts. Local shops cater for everyday needs, with a 24 hr ASDA at Newhaven, along with Lidl, Co-Op, and Morrison's supermarkets nearby. For more extensive shopping facilities, Craighleith Retail Park and Ocean Terminal shopping complex are a short distance away. The recreational spaces of The Royal Botanic Gardens, Victoria Park, and Inverleith Park are within close proximity, and there are leisure facilities at David Lloyds at Newhaven, Ainslie Park Leisure centre, and Urban Village Hotel. Pleasant walks can be enjoyed along the nearby Wardie Beach and Granton Harbour, the Water of Leith pathways, and Silverknowes & Cramond promenade. Catchment schools include Wardie Primary, Trinity Academy, Holy Cross RC Primary, and St Thomas of Aquin's RC High, as well as private schooling at the well-regarded Edinburgh Academy, Fettes College, and Stewarts Melville. Edinburgh College is also within walking distance from the property. The Western General Hospital and Police Scotland at Fettes are within easy reach for those working in these sectors. Regular bus routes on the doorstep, including a stop for the Skylink 200 directly outside, and easy access to the nearby A902 Ferry Road provide links to the City Bypass and major motorway networks, west towards Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing, and east towards East Lothian, the countryside, beaches and golf courses, and the A1.

INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

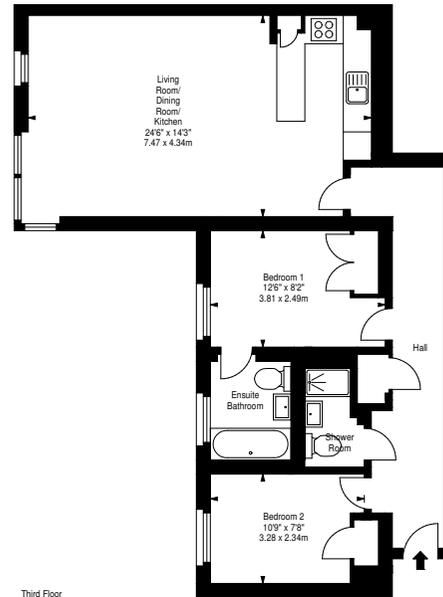
The property has a Council Tax Band **D**

The property has an Energy Rating Category **B**

Flat 7,
151 Lower Granton Road,
Edinburgh, EH5 1EY



Approx. Gross Internal Area
793 Sq Ft - 73.67 Sq M
For identification only. Not to scale.
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Third Floor

