



**lindsays**

171/4 Lower Granton Road  
Edinburgh, EH5 1GL

*"Situated in the much sought after residential area of Trinity, 171/4 Lower Granton Road is a superb, light filled, 3 bedroom apartment with an open outlook to front and views to the rear across The Forth to Fife"*

- Sought after residential area
- Good local amenities and transport links
- Open plan sitting room / kitchen with balcony
- Principal bedroom with ensuite
- 2 further double bedrooms
- Bathroom
- Harbour views towards Fife
- Excellent storage, including fitted wardrobes in each bedroom
- Wet electric central heating and double glazing
- Secure allocated parking

EPC Rating C

**FIXED PRICE £325,000**



## Description

Situated in the much sought after residential area of Trinity, 171/4 Lower Granton Road is a superb, light filled, 3 bedroom apartment with an open outlook to front and views to the rear over Granton Harbour. This extremely spacious and high spec property is in walk in condition and benefiting from a south-facing balcony, wet electric central heating and double glazing. The accommodation, in brief, comprises - entrance hallway with a large storage cupboard, expansive open-plan sitting room / kitchen with balcony access, principal bedroom with ensuite shower room, 2 further double bedrooms, and bathroom. There is secure allocated residents' parking located to the rear of the building

## Area

Trinity is one of the city's most prestigious and sought after residential areas, particularly suited to family living. Bordered by the Firth of Forth to the north and the wonderful open spaces of Inverleith Park and The Royal Botanic Gardens to the south, the area is pleasantly leafy and tranquil, yet remains little more than 2 miles from Princes Street, to which there are excellent public transport services. Neighbouring Stockbridge and Comely Bank offer a delightful array of small speciality shops, as well as a large branch of Waitrose. Here, there are also a number of fine restaurants and hostellers and sports facilities provided by the Glenogle Swim Centre and The Grange Cricket and Squash Club. There are lovely meandering paths by the Water of Leith and the city's cycle path network, which runs all the way from Balerno to Leith. The Port of Leith is approximately 1 mile away and is home to the Royal Yacht Britannia, a multi-screen cinema, the Ocean Terminal Shopping Mall and a number of award winning waterfront restaurants. There is also a David Lloyd Leisure Centre, a 24 hour Asda, restaurants and a pretty little harbour at Newhaven. The local schools have an excellent academic reputation (Wardie and Trinity Primary Schools and Trinity Academy) and in the private sector Edinburgh Academy, Fettes College, Stewart's Melville College, The Mary Erskine School and St. George's are all within close proximity. Nearby Ferry Road is a main arterial route linking the west and east sides of the city with the city by-pass, Edinburgh International Airport, the Forth Bridge and the central motorway network.

## Viewing

By appointment contact Lindsays 0131 229 4040



Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen 8.22m (27') x 6.44m (21'2")  
Bedroom 1 4.32m (14'2") x 3.14m (10'4")  
En-suite 2.59m (8'6") x 2.05m (6'9")

Bedroom 2 3.59m (11'9") x 3.57m (11'9")  
Bedroom 3 3.57m (11'9") x 2.79m (9'2")  
Bathroom 2.57m (8'5") x 2.05m (6'9")

Gross internal floor area (m<sup>2</sup>): 115m<sup>2</sup>  
EPC Rating: C

T: 0131 229 4040 E: [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.