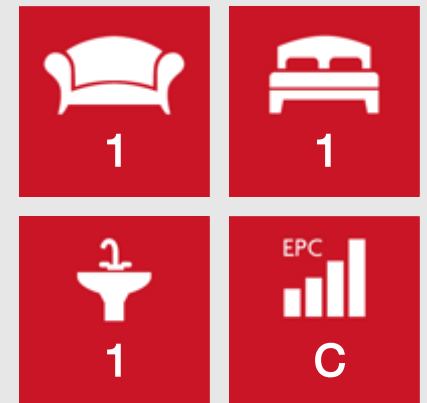




Thorntons 
The right way to move

20/9, Lower Granton Road,
Edinburgh EH5 3RT





Summary

This well-proportioned second-floor apartment is well placed in the popular Granton district close to excellent, amenities, transport links, and the popular shoreline. The property now requires an element of upgrading yet offers excellent potential, comprising secure entry system, hallway, spacious lounge open plan to kitchen with space for dining, generous double bedroom, and bathroom. Additional benefits include gas central heating, double glazing, a well-kept communal garden to the rear, and unrestricted on-street parking.

Features

- Second-floor apartment
- Close to amenities, transport links and popular shoreline
- Ideal for first-time buyers, investors, or professionals
- Now requiring an element of upgrading
- Secure entry and welcoming hallway
- Spacious open-plan lounge/kitchen/dining area
- Generous double bedroom
- Bathroom
- GCH; DG
- Ample on-street parking and well-maintained shared rear garden
- EPC C

Room Measurements

Lounge/Kitchen: 18'7" x 12'1" (5.65m x 3.69m)

Bedroom 12'2" x 11'9" (3.72m x 3.59m)

Bathroom 7'3" x 5'7" (2.21m x 1.71m)

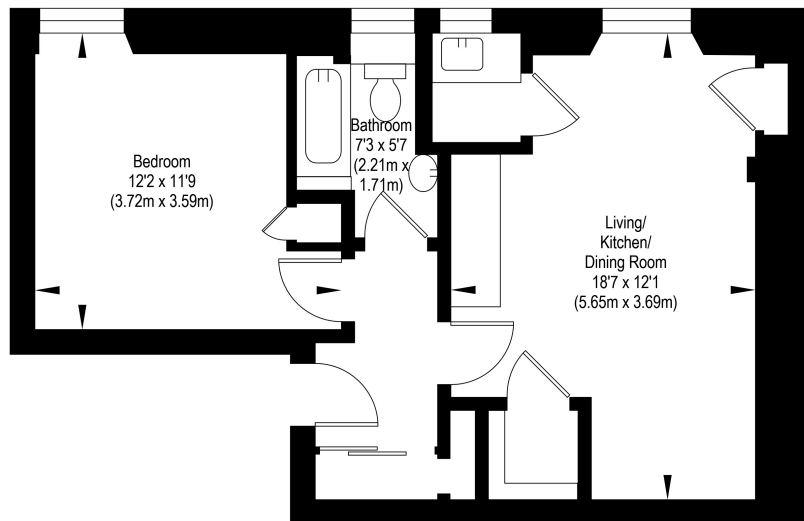


Floorplan



Approx. Gross Internal Floor Area 42 Sq M / 448 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 www.planography.co.uk

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7315
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ
01382 200099
dundeerea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 893997
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS